

St. Mawes Drive Paignton TQ4 7NR



£239,000

A SEMI-DETACHED HOUSE

- *3/4 BEDROOMS
- *SPACIOUS LOUNGE/DINER
- *FITTED KITCHEN
- *uPVC DOUBLE GLAZED CONSERVATORY
- *STUDY/BEDROOM 4
- *BATHROOM/WC & SEPARATE WC
- *LEVEL GARDENS
- *PARKING FOR 2 CARS

(All measurements quoted are approximate)



A SEMI DETACHED HOUSE located in this very sought after level residential area, being within easy walking distance of local shops, including Co-op Supermarket, Newsagents, Medical Centre and Pharmacy. There is also a Bus Service close by providing access to both Paignton and Brixham town centres, together with Primary, Secondary and Grammar Schools being readily accessible. The property has been improved and now offers **FOUR BEDROOMS** and a **uPVC DOUBLE GLAZED CONSERVATORY** to the rear. The plot is level and easily maintained with the front garden having been adapted to offer a double width parking area for 2 cars. Viewing is highly recommended with the property being sold with **no onward chain**.

uPVC double glazed entrance door to uPVC entrance vestibule glazed door to



SPACIOUS LOUNGE/DINER 24' 6" x 10' 7" (7.46m x 3.22m) Coved ceiling, TV aerial, two central heating radiators, double aspect room with uPVC double glazing window and uPVC double glazed patio door that overlooks the rear garden.

Feature arch way leading to FITTED KITCHEN 9' 4" x 7' 6" (2.84m x 2.28m) Range of built in base cupboards and drawers in white high gloss laminate with contrasting roll edge laminate work surfaces inset single drainer stainless steel sink unit with mono block mixer tap fitment. space and plumbing for washing machine large laminate work surface with inset 5 burner gas hob with built in electric oven under with tinted glass doors. Range of matching wall cupboards stainless steel canopy style filter unit above the hob, ceramic wall tiling to work surfaces, integrated refrigerator with decor panelled door, feature tiled floor, single glazed window and glazed door leading to:

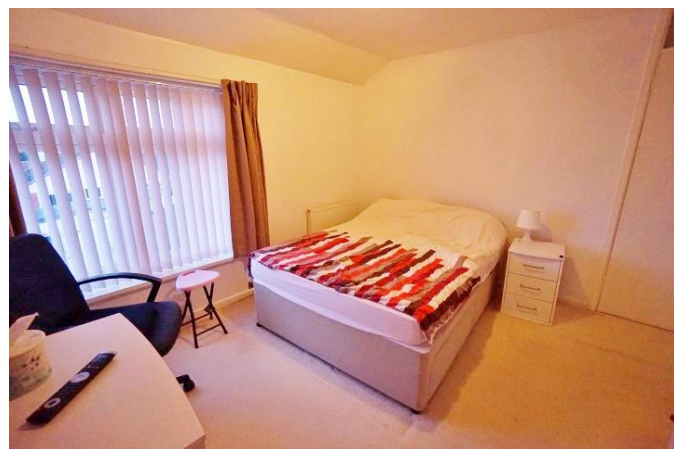
uPVC double glazed CONSERVATORY 10' 0" x 9' 7" (3.05m x 2.92m) Central heating radiator, uPVC double glazed sliding patio door which provides access on to the rear garden and patio area.

INNER HALLWAY with central heating radiator and under stairs storage cupboard. Glazed door to

UTILITY AREA 10' 7" x 7' 9" (3.22m x 2.36m) With electric light and power. Door leading to bedroom 4/study 10 ft 7 inches x 7 ft 9 inches. Built in cupboard, housing gas and electricity meters and electricity consumer unit. Wall mounted Ideal gas fired combination boiler for central heating and hot water. uPVC double glazed window and central heating radiator.

Staircase from INNER HALLWAY Leading to first floor **LANDING** access to roof space

BEDROOM 1 (FRONT) 13' 6" x 10' 10" (4.11m x 3.30m) Radiator, uPVC double glazed window



BEDROOM 2 (REAR) 10' 10" x 10' 8" (3.30m x 3.25m) Central heating radiator, uPVC double glazed window & some sea glimpses



BEDROOM 3 (FRONT) 10' 5" x 7' 10" (3.17m x 2.39m)
Central heating radiator, uPVC double glazed window



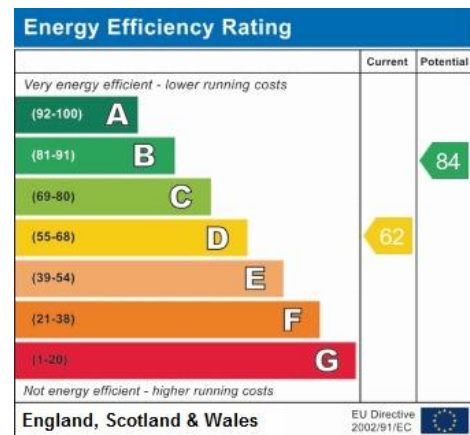
BATHROOM/WC White suite comprising enclosed panel bath, hot and cold mixer tap, thermostatic shower, wash hand basin, with mono block mixer tap fitment, close coupled WC. White enamel ladder style heated towel rail/radiator. Fully tiled walls with attractive freeze uPVC double glazed window.

SEPARATE CLOAKS/WC White close coupled WC, half tiled walls, uPVC doubled glazed window.

EXTERNAL front garden Has been adapted with tarmacadam frontage offering 2 car parking spaces, wrought iron side pedestrian gate with foot path that leads to an enclosed rear garden predominately paved and two garden sheds.

COUNCIL TAX BAND: C

ENERGY RATING:



TENURE: Freehold

VIEWING: By appointment with BARBETS

PROPERTY MISDESCRIPTIONS ACT 1991 AGENTS NOTE All gas, electrical, safety and security appliances along with fixtures, fittings and services in this property have not been checked. The tenure of the property is based on information supplied by the seller and the title documents may not have been inspected by the agents. We would advise any prospective applicant or purchaser to obtain any specialist reports or advice accordingly. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Should a prospective applicant or purchaser require any further information regarding any aspects of the property please ask and we will endeavour to assist