

CHRISTOPHER SCALES  
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**exp<sup>®</sup>** UK



**Brecon Close | Paignton**  
Paignton

Guide Price  
**£310,000**

To arrange a viewing, when calling please quote CS1097.

A semi-detached house in a tucked away cul de sac position, located in this popular and sought after development on the outskirts of Paignton at Collaton St Mary.

Collaton St Mary is located approximately 2.5 miles from Paignton town centre and offers a local primary school and good access to Paignton Community College. Nearby amenities include supermarkets & retail parks on the Brixham Road and a bus route nearby linking the towns of Paignton and Totnes. There are excellent road links for the remainder of Torbay, and the A380 for Exeter/M5 and beyond.

Approached from the road a driveway provides off road parking and leads to the single garage. A pathway, with landscaped garden to the side, leads to the front door. Once inside, an entrance hall with cloakroom/WC opens into the sitting room and in turn the kitchen/dining room and conservatory. On the first floor the landing leads to 3 bedrooms, the master with an en-suite shower room/WC and there is a family bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and gas central heating. At the rear of the property and accessed from the conservatory is an enclosed garden which has a fair degree of seclusion, with a patio area extending to the side and there is a raised lawn area. An internal inspection of this superbly presented home is highly recommended in order to appreciate the accommodation on offer and the convenient yet tucked away location.





**The accommodation comprises:** UPVC double glazed door to:

**ENTRANCE HALL** Radiator, laminate flooring. Door to:

**GROUND FLOOR WC** Low level WC, pedestal wash hand basin with chrome taps, radiator, laminate flooring, part tiled walls, extractor fan.

**SITTING ROOM** - 5.37m x 3.27m (17'7" x 10'8") UPVC double glazed window to the front, two radiators, laminate flooring, TV point, telephone point, stairs to first floor with cupboard beneath, glazed door to:

**KITCHEN** - 4.14m x 2.73m (13'6" x 8'11") A range of wall and base units with roll edge worktops and tiled surrounds, four ring electric hob with oven and grill below, stainless steel sink/drainer with mixer tap over, integral fridge/freezer, dishwasher and washing machine, tiled flooring, UPVC double glazed window to the rear and French doors to the conservatory, radiator, built in storage cupboard.

**CONSERVATORY** - 3.22m x 2.17m (10'6" x 7'1") UPVC double glazed construction with windows overlooking the garden and French doors, tiled flooring, radiator.

**FIRST FLOOR LANDING** Access to loft space, doors to:

**BEDROOM ONE** - 3.46m x 3.05m (11'4" x 10') UPVC double glazed window to the front, radiator, built in wardrobe. Door to:

**ENSUITE SHOWER ROOM/WC** Low level WC, wash hand basin with cupboard below and mirror above, glazed corner shower cubicle with mixer shower, low level WC, chrome towel radiator, UPVC double glazed window, tiled walls and floor.

**BEDROOM TWO** - 3.43m x 2.23m (11'3" x 7'3") UPVC double glazed window to the rear, radiator, built in wardrobe.

**BEDROOM THREE** - 2.43m x 1.74m (7'11" x 5'8") UPVC double glazed window to the rear, radiator, built in wardrobe.

**BATHROOM/WC** - 2.2m x 1.42m (7'2" x 4'7") Low level WC, wash hand basin with cupboard below and mirror above, panelled bath with electric shower over and glass screen, tiled walls and floor, UPVC double glazed window, chrome towel radiator.



## OUTSIDE

Path and steps to the front door. The front garden is low maintenance with stone chippings and mature bushes. Additional storage space beside the garage. Driveway parking leading up to the garage. Gated access to the side leading to the rear. The rear garden is landscaped, mainly laid to newly laid turf and a gravelled patio area. Flowerbed borders surround stocked with mature planting and bushes. External lighting and power.

**SINGLE GARAGE** Up and over door. Light & power, eaves storage.

## USEFUL INFORMATION

Tenure - Freehold

Age - 2000

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band D

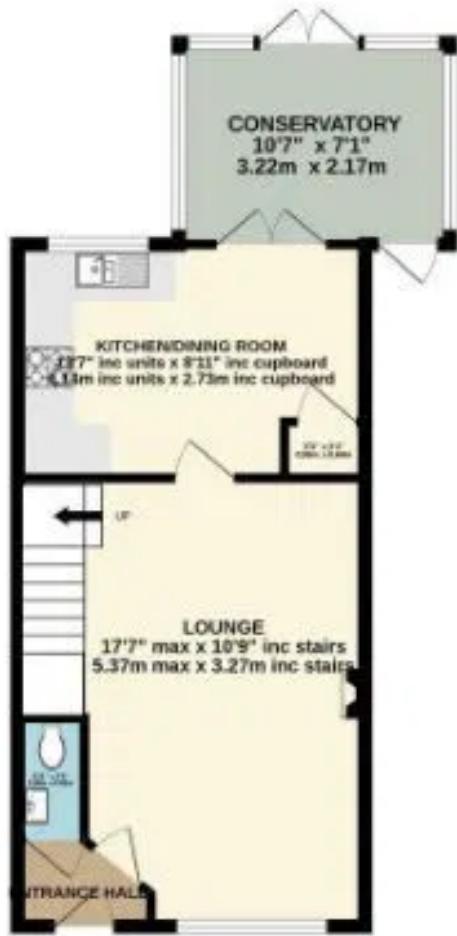
EPC Rating - C/69 potential - C/77

Broadband - To be confirmed

Mobile - To be confirmed







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**exp**® UK

Tel No - 07713352747  
Email - christopher.scales@exp.uk.com  
Website - christopherscales.exp.uk.com