



Belfield Road, Paignton

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

£239,950

A superbly presented , three bedroom family home with off-road parking and a good sized rear garden. To arrange a viewing, when calling **please quote CS1097**.

Approached from the road timber gates open onto a block paved driveway which provides off-road parking for two vehicles. From here a gravel pathway leads to the front door. Once inside, the entrance hall leads to the ground floor accommodation which comprises a sitting room to the front aspect and a stunning, recently fitted kitchen/dining room to the rear with access onto the garden. On the first floor, the landing leads to three bedrooms, a bathroom and separate WC. The property is further complimented with UPVC double glazed windows. A particular feature of the property is the rear garden which enjoys a southerly aspect and offers a composite deck seating area/barbecue area with outside sink, power and lighting. The gravel pathway continues through the garden and leads to a summer house/workshop with storage shed attached, and additional storage shed. There is an additional summer house at the rear of the garden and from here a gate opens into further section of garden.

An internal inspection is highly recommended to appreciate the accommodation on offer.

THE ACCOMMODATION COMPRISES, Canopied entrance with light point and UPVC obscure glazed door to:

ENTRANCE HALL - 3.17m x 1.8m (10'5" x 5'11")

Textured ceiling with pendant light point, smoke detector, stairs to first floor, tiled flooring, gas convector heater, wall mounted electric heater, doors to:

SITTING ROOM - 4.9m x 3.33m (16'1" x 10'11") Maximum Measurements.

Coved and textured ceiling with light points, UPVC double glazed window to front aspect, feature fireplace, wall mounted gas convector heater, TV connection point.

KITCHEN/DINER - 6.86m x 2.72m (22'6" x 8'11")

Coved ceiling with directional spotlights, UPVC double glazed windows to rear and side, door to the rear garden. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset ceramic 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, eye level double electric oven, storage cupboards with shelving, tiled flooring, TV connection point, gas convector heater.

FIRST FLOOR LANDING

Textured ceiling with pendant light point, smoke detector, hatch to loft space, doors to:

BEDROOM ONE - 4.6m x 3.33m (15'1" x 10'11") Maximum Measurement.

Coved ceiling with light point, UPVC double glazed window to front aspect, TV connection point, wall mounted gas convector heater.





BEDROOM TWO - 3.86m x 2.72m (12'8" x 8'11")

Textured ceiling with light point, UPVC double glazed window to rear aspect, gas convector heater.

BEDROOM THREE - 2.72m x 2.39m (8'11" x 7'10") Maximum Measurement.

Coved and textured ceiling with light point, UPVC double glazed window to front aspect, over stairs storage cupboard.

BATHROOM - 1.93m x 1.63m (6'4" x 5'4")

Coved and textured ceiling with light point, UPVC obscure glazed window, gas convector heater. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin, tiled walls, tiled floor, heated towel rail.

SEPARATE WC - 1.63m x 0.79m (5'4" x 2'7")

Coved and textured ceiling with light point, UPVC obscure glazed window, tiled walls, tiled floor, WC and wall mounted wash hand basin.

OUTSIDE

FRONT At the front of the property is a block paved driveway, accessed via folding timber gates and providing off-road parking, and with a gravel pathway leading to the front door. Outside tap. Outside light. Outside power socket.

REAR To the rear of the property and accessed from the kitchen diner is a good sized garden with a composite deck seating area, summer house and storage shed with access to a further section of garden with an additional summer house and further garden space beyond. Outside sink with water taps. Outside power socket.

USEFUL INFORMATION

Tenure – Freehold

Age - TBC

Heating - Gas heating

Drainage - Mains

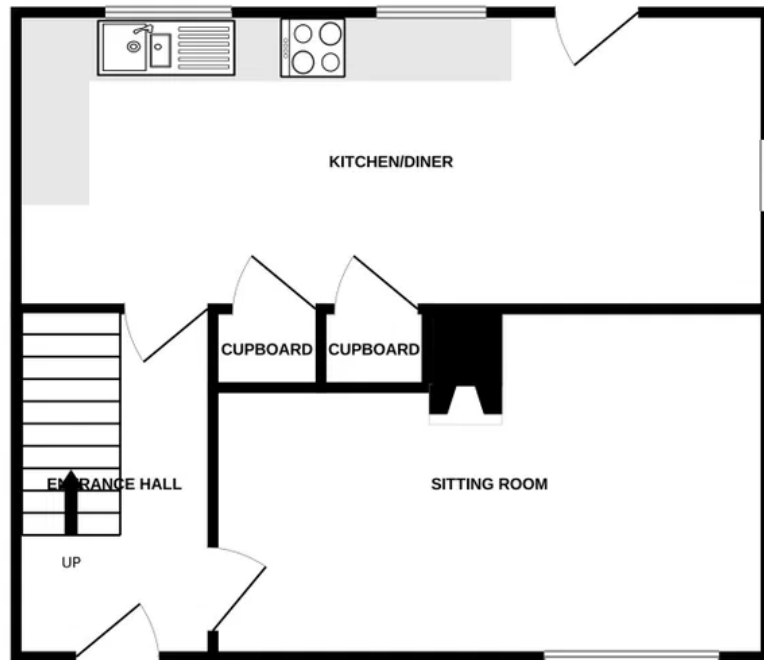
Windows - Double glazed

Council Tax - Tax band B

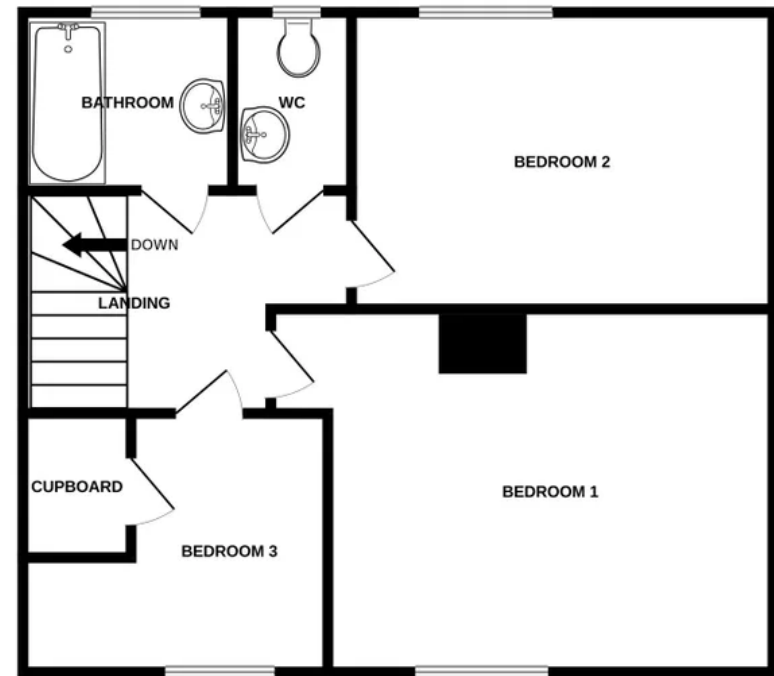
EPC Rating - E Current 45/E Potential 75/C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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