



**Washington Close, Paignton TQ3 2QJ**

**welcome to**

## **Washington Close, Paignton**

**\*\*\* COMPLETE CHAIN \*\*\***

A fantastic opportunity to purchase this THREE BEDROOM, DETACHED home offering a LEVEL rear garden, INTEGRAL GARAGE, DRIVEWAY, a master ENSUITE and located within POPULAR PRESTON and to be sold with a COMPLETE CHAIN. Call Fox & Sons today to arrange your viewing!



### Entrance Hall

Double glazed door entrance with a double glazed window to side elevation, door to lounge/diner and stairs to first floor.

### Lounge/Diner

26' 3" max x 13' 4" max ( 8.00m max x 4.06m max )  
A double glazed window to front elevation, fireplace with surround and to the rear there is space for a dining table, door to kitchen and doors to the rear garden.

### Kitchen

10' 7" x 8' 8" ( 3.23m x 2.64m )  
A range of units with worktop space, built-in appliances, sink drainer and double glazed window to rear elevation and door to the garage.

### First Floor Landing

Doors to all three bedrooms, bathroom and storage cupboard.

### Bedroom 1

10' 1" x 10' ( 3.07m x 3.05m )  
Double glazed window to front elevation and door to ensuite.

### Ensuite

A walk in shower, WC, pedestal sink and double glazed window to front elevation.

### Bedroom 2

10' 10" max x 7' 5" max ( 3.30m max x 2.26m max )  
Double glazed window to rear elevation.

### Bedroom 3

10' 7" x 9' ( 3.23m x 2.74m )  
Double glazed window to rear elevation.

### Bathroom

A bath with a mains shower, pedestal sink, WC and double glazed frosted window to side elevation.

### Outdoor Space

A lovely level lawn rear garden with rear access to

the garage.

### Garage

19' 1" max x 8' 8" max ( 5.82m max x 2.64m max )  
A convenient integral door leading to the kitchen and door leading to the rear garden with power and lighting in the garage.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



**view this property online** [fox-and-sons.co.uk/Property/PYP104457](http://fox-and-sons.co.uk/Property/PYP104457)



welcome to

## Washington Close, Paignton

- Detached Family Home
- Located In Popular Preston
- Level Lawn Rear Garden
- Integral Garage Access
- Driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PYP104457](https://fox-and-sons.co.uk/Property/PYP104457)



Property Ref:  
PYP104457 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01752 344349**



[plympton@fox-and-sons.co.uk](mailto:plympton@fox-and-sons.co.uk)



143 Ridgeway, Plympton, PLYMOUTH, Devon,  
PL7 2HJ



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**