

CHRISTOPHER SCALES

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**exp** UK



**Smallcombe Road | Paignton**

**£250,000**

A good sized family home with driveway parking and an attached garage. To arrange a viewing, when calling please quote CS1097.

In a convenient and accessible location there are local amenities at Foxhole, a nearby primary school, bus route and good access to the Ring Road for the remainder of the Torbay and the A380 for Exeter/M5.

Approached from the road a concrete driveway provides off-road parking and leads to the attached garage, to the side is a front garden and a pathway leading to the front door. Once inside, an entrance hall leads to the ground floor accommodation which comprises a dual aspect sitting/dining room with windows to the front and rear, a kitchen with door opening onto the rear garden and there is a ground floor WC. On the first floor a landing leads to three good sized bedrooms and a bathroom/WC. The property also has double glazed windows and doors, and gas central heating. At the rear of the property is an enclosed garden arranged over two tiers with a good sized patio area then leading to the top tier offering an additional garden space which is enclosed by timber fence with mature trees and shrubs.

**The accommodation comprises,** Canopied entrance with UPVC obscure glazed door to:

**RECEPTION HALL** Pendant light points, stairs with handrail to first floor, radiator, under-stairs storage cupboard with consumer unit, doors to:

**SITTING/DINING ROOM** - 6.05m x 3.43m (19'10" x 11'3") Maximum measurements. Coved ceiling with pendant light points, dual aspect with UPVC double glazed windows to front and rear, radiators with thermostat control, telephone point, TV connection point.

**KITCHEN** - 3.23m x 2.62m (10'7" x 8'7") UPVC double glazed window to rear aspect, extractor fan, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, tiled surrounds, space for electric cooker, space and plumbing for washing machine, space and vent for tumble dryer, space for fridge freezer, wall cabinets, tiled flooring, UPVC obscure glazed door leading to the rear garden.

**GROUND FLOOR WC** Light point, obscure glazed window. Comprising pedestal wash hand basin with tiled splashback, WC, radiator with thermostat control.

**FIRST FLOOR LANDING** Pendant light point, hatch to loft space, UPVC double glazed window, doors to:

**BEDROOM ONE** - 3.43m x 3.25m (11'3" x 10'8") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

**BEDROOM TWO** Coved ceiling with directional spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control.

**BEDROOM THREE** Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.





**BEDROOM THREE** Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

**BATHROOM/WC** Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower attachment over, pedestal wash hand basin with tiled splash back, WC, radiator with thermostat control, airing cupboard housing the hot water cylinder with slatted shelving over.

### **OUTSIDE**

**FRONT** - At the front of the property is a concrete driveway with garden to the side and leading to the attached garage. A pathway leads to the front door.

**REAR** - At the rear of the property and accessed from the kitchen is a good sized patio area with steps then leading to the top tier of garden enclosed by timber fence with mature small trees and shrubs. From the patio there is rear access into the garage.

### **USEFUL INFORMATION**

Tenure - Freehold

Age - 1980's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

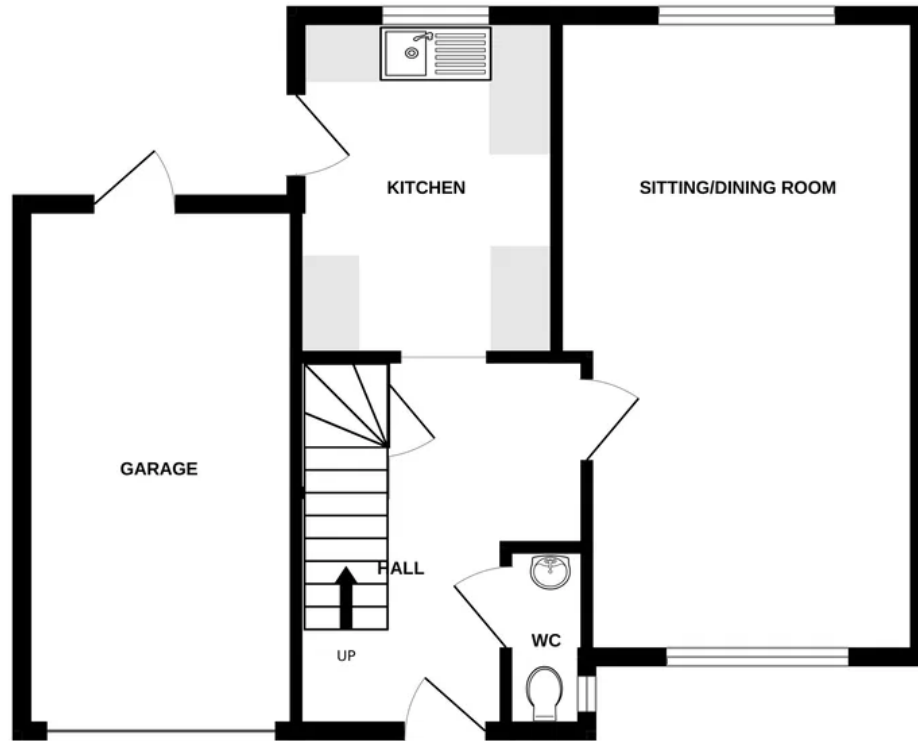
EPC Rating - C/77 - Potential B/82

Broadband - To be confirmed

Mobile - To be confirmed



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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