



Waterleat Avenue, Paignton

£196,000

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No upward chain | Well presented | Mid terraced house | Close proximity to bus stops and other local amenities | Popular location | Enclosed entrance porch | Sitting room | Kitchen/diner | Two double bedrooms | Bathroom | Enclosed rear garden | Garage in nearby block



INTRODUCTION

We are very pleased to offer this spacious mid terraced home to the market with accommodation arranged over two floors comprising, enclosed entrance porch, sitting room, kitchen/diner, two double bedrooms and bathroom. Externally the property offers a fully enclosed rear garden with patio and lawn, rear gate providing access to the garage in a nearby block. Waterleat Avenue is situated in a popular and convenient area of Paignton within easy reach of Kings Ash ring road with connections to Torquay, Newton Abbot and the M5 beyond. Close to local amenities, convenient store, both primary and secondary schools, bus stops on the road connecting to Paignton town centre. The property is being sold with no upward chain.

UPVC obscure glazed door to:

ENTRANCE PORCH - 1.6m x 1.55m (5'3" x 5'1") Laminate wood effect flooring, ceiling light point, UPVC double glazed windows, cupboard housing electric meter and fuse box, door to



SITTING ROOM -4.88m x 3.12m (16'0" x 10'3") Ceiling light point, two radiators, coving, telephone point, TV aerial point large, UPVC double glazed window to the front aspect, panelled door to kitchen/diner.



KITCHEN/DINER -4.88m x 4.01m(16'0" x 13'2")

Dining area

Stairs leading to the first floor, two radiators, obscure UPVC double glazed door providing access to the rear garden, UPVC double glazed window to the rear aspect.

Kitchen area

Laminate wood effect flooring, matching wall base and drawer units with roll edged work surfaces over, ceiling light point, built in four ring gas hob with oven below, inset stainless steel sink with matching drainer and mixer taps, tiled splash back, UPVC double glazed window overlooking the rear garden, space and plumbing for washing machine, space for under counter fridge and freezer, under stairs cupboard housing water cylinder and further storage space.



First Floor Landing

Ceiling light point, smoke detector, access to loft, doors to bedrooms and bathroom.



BATHROOM -1.93m x 1.88m(6'4"x 6'2")

Three-piece suite comprising low-level close coupled WC with pushbutton flush, pedestal hand wash basin with mixer taps, panelled bath with mixer taps, Myra electric shower partly tiled walls, obscure UPVC double glaze window to the rear aspect, radiator, directional ceiling spotlights and wall mounted mirror fronted medicine cabinet.

BEDROOM ONE - 4.88m x 3.12m (16'0" x 10'3") Large double bedroom with ceiling light point, coving, radiator, large UPVC double glazed window overlooking the central green, built in wardrobe with hanging rail and shelving.

BEDROOM TWO - 2.97m x 2.9m (9'9" x 9'6") Double bedroom, ceiling light point, UPVC double glazed window, overlooking the rear garden and countryside views, radiator, built in wardrobe with hanging rail and shelving.

REAR

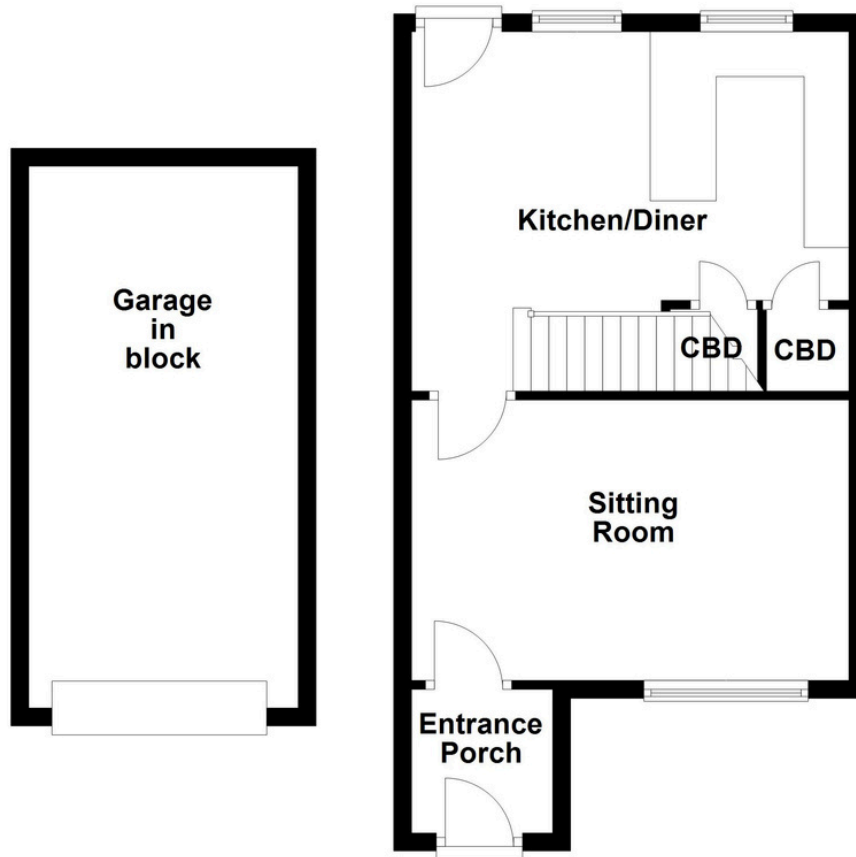
Pleasant garden with patio seating area, steps to level lawn with bordering plant beds, enclosed with panelled fencing, outbuilding housing wall mounted gas boiler, timber gate with rear service path to garage.

GARAGE

Garage in nearby block with up and over door and electric.



Ground Floor



First Floor



- **USEFUL INFORMATION**
- Tenure - Freehold
- Age - 1970's
- Heating - Gas central heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - Tax band B
- EPC Rating - TBC
- Broadband coverage- 46
- Mobile -Signal strength (0-4) EE: 3, Three: 4, O2: 4, Vodafone: 3

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