



- 🏠 No Onward Chain
- 🏠 End Of Terrace House
- 🏠 Two Reception Rooms
- 🏠 Newly Fitted Kitchen
- 🏠 Three Bedrooms
- 🏠 Family Bathroom
- 🏠 Enclosed Walled Garden
- 🏠 Close To Schools & Amenities
- 🏠 Easy Access To Public Transports
- 🏠 Close to a Range of Beaches.

Our View "Great Investment or First time Buy"



Woods homes are delighted to offer to the market with **NO ONWARD CHAIN**, this nicely presented terraced house in the seaside Town of Paignton.

Accommodation briefly comprises, Two Reception Rooms, Newly Fitted Kitchen, Three Bedrooms and a Family Bathroom. To the rear is an enclosed walled garden, whilst to the side is a piece of land of which there seems to be no owner, this could potentially provide off road parking.
(Check with Solicitor prior to purchase)

Location - One of the brightest jewels in the English Riviera's crown, Paignton is well renowned for its long stretch of beautiful and easily accessible beachfronts including Preston, Goodrington, Broadsands and Paignton Sands with its promenade, green, Iconic pier and colourful beach huts. Amenities are easily within reach with the town centre shops along with doctor's surgeries & access to public transport links only moments away, making it an ideal location for all types of buyers.

Accommodation - This nicely positioned end of terrace house has benefited from a good programme of works under the current ownership. Upon entry you are presented with the vestibule with period style tiles and a door leading to the entrance hall. From here there are stairs to the first floor and doors to both reception rooms. The Living Room is a nicely presented room with large sash windows. The Dining Room is a good size dual aspect room with doors giving access to the kitchen and an under-stairs storage cupboard.



The kitchen has been newly fitted and offers base and wall mounted cupboards with roll to work surfaces and a breakfast bar. Within the kitchen there is a built-in electric oven and hob with extractor hood set above in addition to space and plumbing for a freestanding fridge freezer and undercounter washing machine/dishwasher. From the kitchen a door leads to the rear garden.

The first floor offers a nice size split level landing, with the rear tenement having the smallest bedroom which is a single and a family bathroom comprising a panelled bath with shower over, pedestal wash hand basin and a low-level flush WC. From the main landing there are doors to the two main bedrooms, one a standard double, whilst the master is a generous double which runs the full width of the property.

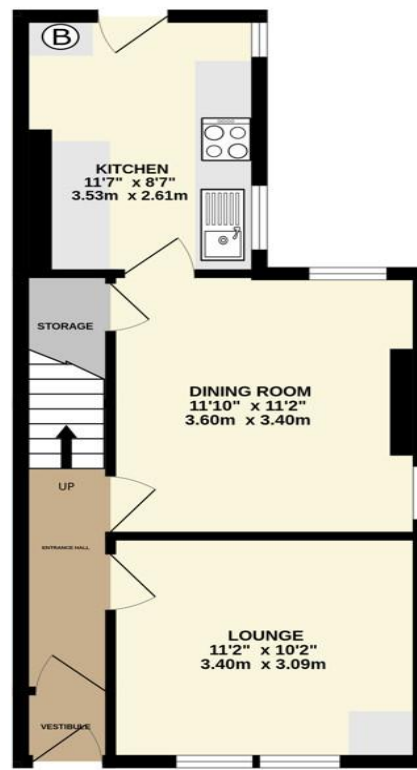
Step Outside - To the rear of the property is a nice size walled garden with a gate that provides access to an unencumbered piece of land to the side. In time, ownership of this land could be looked into **(Check with solicitor prior to purchase)**.



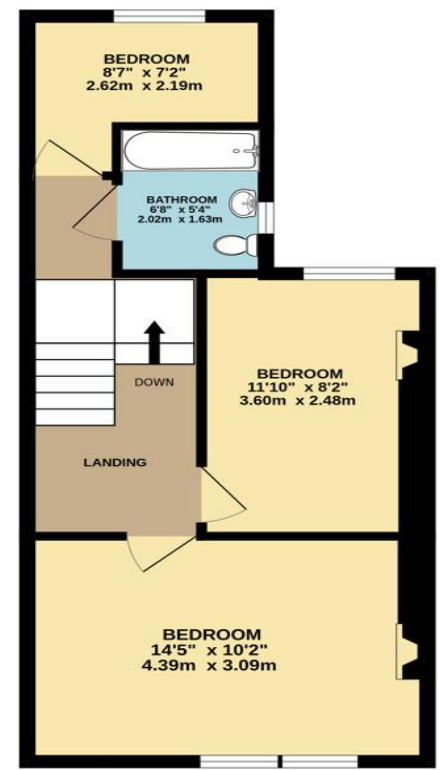
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 sq.m.) approx.
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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Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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Totnes Road Paignton TQ3 3RZ

Ref: L796031

Tenure: Freehold

Preston 01803 390 000

OIRO £215,000

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