



*Our View "Spacious Family Home, Situated in Convenient Location"*



- Easy access to local Primary School, Ring Roads and Shops
- Spacious Kitchen Breakfast Room
- Double Aspect Living Room
- Useful Conservatory
- Three Bedrooms - Two Doubles and a Single
- Modern Shower room
- Garden Set over Three Level Areas
- Driveway Parking for 2-3 Vehicles
- Viewing Recommended

A delightful three bedroom semi-detached family home offering spacious accommodation throughout, benefitting from well thought out gardens and driveway parking, located in a convenient location.

A well maintained three bedroom semi-detached family home, situated in a convenient location with good access to local ring roads, the primary school and shops.

On entering the property you are greeted with an entrance hall providing access to the useful ground floor cloakroom and stairs to the first floor.

The kitchen breakfast room provides a wonderful space to entertain friends and family, with modern matching wall and base level units, built in oven with four ring gas hob with extractor above, sink and drainer unit, space for appliances and space under the stairs for further appliances or storage. The useful breakfast bar provides a social space to sit and enjoy a drink, and there is space for a dining table. The kitchen provides a natural flow through to the double aspect living room and the conservatory providing additional living accommodation, beyond which opens to the rear garden.

Whilst to the first floor there are three bedrooms, two doubles and a single.

There is a contemporary family shower room with a double shower, WC, wash hand basin and modern chrome fittings.

The rear garden offers a wonderful and flexible space to sit out, eat, relax and entertain, being arranged over three level elevations. From the property is a paved patio area which leads along the side of the property which has a decked patio area. Steps lead up to the next elevation which is a paved path with a feature pergola. This leads to the main patio which is laid to a herringbone paving, this provides a wonderful seating and entertaining area with timber balustrades. The top elevation houses a useful summer house with power connected and an area laid to lawn.

To the front of the property, there is a long tarmac driveway, which provides parking for two/three vehicles, whilst a paved path leads to the front door. The front garden is mainly laid to lawn with a flowerbed.

This property is fully double glazed and is gas central heated, with the vendors installing new radiators throughout in 2022. An internal viewing comes highly recommended to appreciate the accommodation on offer.

Council Tax Band C for the period 01/04/2023 to 31/03/2024 financial year is £1,810

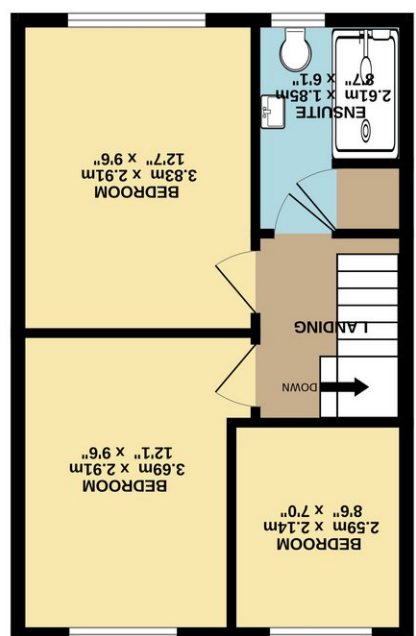
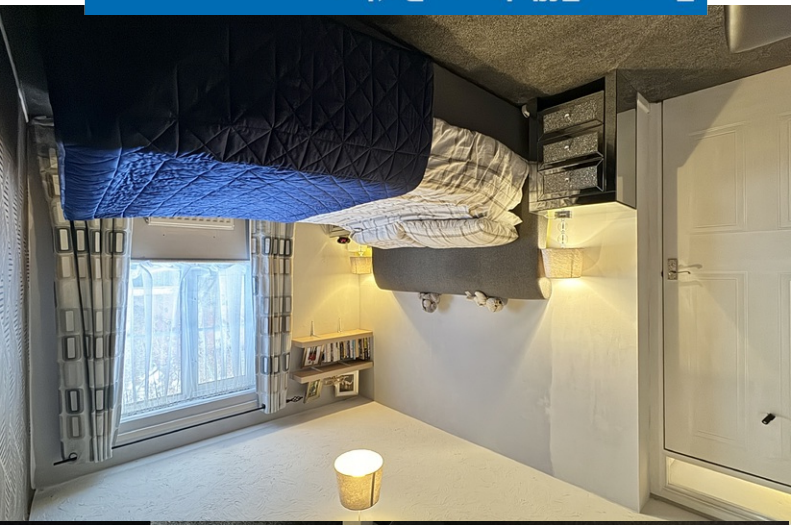
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Not energy efficient - higher running costs	(1-20)	G
	(21-38)	F
	(39-54)	E
	(55-68)	D
	(69-80)	C
	(81-91)	B
Very energy efficient - lower running costs	(92-100)	A
Current	68	
Potential	82	

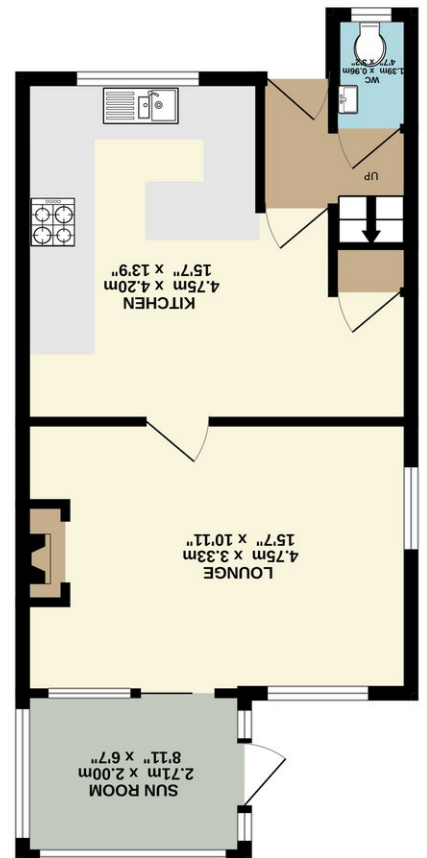
**Energy Efficiency Rating**



What every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error. The services, fittings and appliances have not been tested and no guarantee is given. Made with Mapbox, ©2023



1ST FLOOR  
35.7 sq.m. (385 sq.ft.) approx.



GROUND FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



Ref: WTW-80943265  
Tenure: Freehold  
01803 360000

Smallcombe Road, Paignton

£250,000

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