



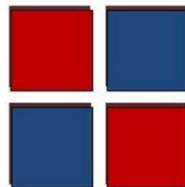
This plan is to be used only as an indication of the floor layout and is not to scale.
Plan produced using PlanUp.



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8 Overclose
Paignton, Devon, TQ3 3PX

£179,950

- A Mid Terraced House
- Recently Refurbished
- Two Reception Rooms
- Large Kitchen/ Diner
- Downstairs WC
- Four Bedrooms (1 En-Suite)
- Front and Rear Gardens
- No Chain
- G/C/H & D/Glazing
- EPC Rating D





An immaculately presented mid terraced house located in a cul-de-sac position on the fringes of Paignton Town Centre. This family home has recently been refurbished throughout and is a credit to its current owners. Comprising entrance hallway, lounge, kitchen/diner, garden room/hobbies room, downstairs WC, four bedrooms (master en-suite) . Benefiting from GCH, UPVC Double Glazing front and rear gardens. This property is being offered for sale with no onward chain and needs to be viewed to appreciate the spacious accommodation on offer.

Property Description

ACCOMMODATION

UPVC double glazed front door with UPVC double glazed windows either side leading into;

PORCH

Shelf. Built in coat hooks. Further glazed door with glazed window to the side into;

HALLWAY

Laminate flooring. Telephone point. Double panelled radiator. Stairs rising to first floor landing. Understairs storage cupboard housing electric meter and fuse box. Doors to principal rooms.

LOUNGE

16' 2" x 10' 8" max (4.93m x 3.25m)
UPVC double glazed window to the front aspect.
Laminate flooring. Television point. Open fireplace with tiled surround and hearth. Double panelled radiator.

KITCHEN/ DINER

23' x 8' 8" (7.01m x 2.64m)
Halogen downlighters. Two UPVC double glazed windows to the rear aspect. Laminate flooring. Ladder style radiator. Range of base units and drawers with worktops over and tiled splashbacks. Stainless steel one and a half drainer bowl sink with mixer tap. Matching wall units with under unit lighting. Ceramic four ring electric hob with extractor hood above. Eyeline electric oven and grill. Further worktop with space for electrical appliances beneath. Door through to;

HOBBIES/ GARDEN ROOM

10' 2" x 6' 9" (3.1m x 2.06m)
Laminate flooring. Obscure UPVC double glazed window. UPVC double glazed door leading out to the rear garden. Double panelled radiator. Television point. Door through

to;

DOWNSTAIRS CLOAKROOM

UPVC double glazed obscure glass window to the rear. Space and plumbing for washing machine. Wall mounted wash hand basin with tiled splashbacks. Low level wc. Wall mounted boiler.

FIRST FLOOR LANDING

Hatch giving access to loft storage space. Laminate flooring. Doors to principal rooms.

BEDROOM ONE

10' 7" x 8' 11" (3.23m x 2.72m)
Two UPVC double glazed windows to the front aspect providing slight sea peeps towards Brixham. Double panelled radiator. Built in wardrobe with sliding doors, hanging rail and shelving above. Sliding doors through to;

EN SUITE

Laminate flooring. Extractor fan. Low level wc. Pedestal wash hand basin with mixer tap. Chrome heated towel radiator. Double shower cubicle with tiled walls and mains shower. Wall mirror with light above. Tiled walls.

BEDROOM TWO

9' 3" x 8' 9" (2.82m x 2.67m)
UPVC double glazed window to the rear aspect. Single panelled radiator. Double wardrobe with sliding doors and hanging rail.

BEDROOM THREE

10' x 6' 6" (3.05m x 1.98m)
Laminate flooring. UPVC double glazed window to the front aspect. Double panelled radiator. Television point.

BEDROOM FOUR

8' 4" x 5' 6" (2.54m x 1.68m)
UPVC double glazed obscure glass window. Laminate

flooring. Double panelled radiator.

BATHROOM

Laminate flooring. UPVC double glazed obscure glass window. Extractor fan. Pedestal wash hand basin with mixer tap. Low level wc. Shower bath with mixer tap, shower attachment and shower screen. Heated towel radiator. Wall light. Tiled walls.

OUTSIDE

To the front there is a gate and pathway leading to the front door. Box housing gas meter. Garden area to one side with various plants and shrubs. Garden area laid to chippings with bordering flower beds. To the rear of the property there is an outside tap. Patio area with several steps up to the garden which is predominantly laid to lawn and has a decked area. Enclosed by fencing and hedgerow to the rear.