



Occombe Valley Road
Paignton



Property Description

A three bedroom semi-detached house located in the sought after area of Lower Preston. Local amenities, beaches and shops are all within walking distance. Occombe Valley Woods provides an idyllic location for dog walking. The property benefits from off road parking and spacious garage. Terraced garden at the rear with views over the surrounding area.

Accommodation

Accessed via the side of the property with steps leading up to an obscure uPVC double glazed entrance door leading into

Entrance Hallway

uPVC double glazed window to the front aspect, gas fired central heated radiator, laminate flooring with stairs rising to the first floor and doors leading to principle rooms.

Lounge/diner

23' 2" max x 11' 7" Max (7.06m max x 3.53m Max)

Open plan through room. uPVC double glazed window to the rear aspect, uPVC double glazed patio doors leading out onto the balcony. Feature fireplace with inset gas fire, marble effect surround, mantel and hearth, gas fired central heated radiator, space for six seater dining table and chairs.

Kitchen

8' 10" x 8' 5" (2.69m x 2.57m)

uPVC double glazed windows to the rear and side aspects. Modern fitted kitchen comprising matching wall and base units with work surface over. One and a half stainless steel sink unit with drainer and mixer tap over, Space for free standing cooker with canopy hood above, integrated refrigerator, obscure uPVC double glazed door leading to rear garden.

Cellar/utility Room

Stairs leading down to, via a courtesy door from the kitchen. Wall mounted boiler, single stainless steel sink unit with cupboard unit, space and plumbing for washing machine, space for further appliances, courtesy door leads into garage,

First Floor Landing

uPVC double glazed window to side aspect, access to loft space, doors leading to principle rooms.

Bedroom One

11' 11" max x 10' 9" (3.63m max x 3.28m)

uPVC double glazed window to front aspect, gas fired central heated radiator.

Bedroom Two

11' x 9' 3" (3.35m x 2.82m)

uPVC double glazed window overlooking the rear aspect, gas fired central heated radiator.

Bedroom Three

7' 11" x 6' 10" (2.41m x 2.08m)

uPVC double glazed window to front aspect, gas fired central heated radiator.

Bathroom

Ceiling spotlights, extractor, obscure uPVC double glazed windows to the rear aspect, Modern fitted suite comprising inset panelled bath with electric shower over and glazed screen, pedestal wash hand basin, low level wc, heated towel rail, tiling to the walls.

Garage

17' 10" x 9' 8" (5.44m x 2.95m)

Metal up and over door, wall mounted mains fuse board and gas meter, power and lighting.

Outside

To the front of the property is a driveway providing off road parking. The front garden is predominately laid to stone chippings for low maintenance with steps leading up to the entrance door.

There is an access gate at the side of the property leading round to the rear garden. The rear garden is terraced with two timber decked areas ideal for entertaining and barbecuing and a further lawned area. The garden provides views over the surrounding area.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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