



Occombe Valley Road | Preston | Paignton | TQ3 1QX

Asking Price Of £289,950

An extended four bedroom semi detached house, situated in a popular residential location. The property is very versatile with two lounges and separate dining room with downstairs bathroom and four bedrooms to the first floor with family shower room. There is also a loft room with Velux windows that could be incorporated if required. Whilst the property needs some limited updating viewing is highly recommended.

- FOUR BEDROOM SEMI
- TWO LOUNGES
- TWO BATHROOMS
- THREE PARKING SPACES
- VERSATILE ACCOMMODATION
- POPULAR LOCATION

uPVC double glazed front door to:-

HALLWAY Wood effect flooring. Central heating radiator. Understairs cupboard. Doors to:-

LOUNGE - 3.81m x 3.68m (12'6" x 12'1") Fireplace. Double central heating radiator. uPVC double glazing.

DINING ROOM - 4.06m x 3.07m (13'4" x 10'1") Central heating radiator. uPVC double glazed patio doors.

KITCHEN - 3.84m x 2.49m (12'7" x 8'2") (L- Shaped) Range of light wood effect units with comprehensive range of cupboards and drawers. Inset electric hob with oven below. Matching wall units above. uPVC double glazing and store cupboard.

INNER HALLWAY Central heating radiator. Opening onto:-

UTILITY ROOM uPVC window, work top with appliance space and Worcester gas boiler for central heating and domestic hot water.

CONSERVATORY - 2.54m x 2.51m (8'4" x 8'3") uPVC double glazed window and double doors onto patio.

BATHROOM White suite comprising panelled bath with mixer taps and shower attachments. Vanity wash hand basin and low level WC. uPVC double glazed window and a central heating radiator.

SECOND LOUNGE/DINER - 6.12m x 1.83m (19'13" x 6'0") uPVC double glazing with woodland views. Central heating radiator.

Address 'Ocombe Valley Road,
Paignton, TQ3 1QX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

Contact Details

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LANDING

BEDROOM ONE - 5.03m x 3.1m (16'6" x 10'2") Double aspect uPVC double glazing and a central heating radiator. Views over woods. uPVC French doors onto:-

BALCONY - 2.62m x 1.93m (8'7" x 6'4")

BEDROOM TWO - 3.78m x 3.48m (12'5" x 11'5") uPVC double glazing. Woodland views. Central heating radiator.

BEDROOM THREE - 3.15m x 3.1m (10'4" x 10'2") uPVC double glazing. Central heating radiator and built in wardrobes.

BEDROOM FOUR - 2.54m x 2.16m (8'4" x 7'1") uPVC double glazing and a central heating radiator.

SHOWER ROOM Modern suite comprising double shower cubicle with mains shower. Vanity basin and low level WC. uPVC double glazed windows and a central heating radiator.

LOFT ROOM - 3.23m x 3.05m (10'7" x 10'0") Velux windows.

OUTSIDE

PARKING Driveway and parking for approximately 2/3 cars.

REAR GARDEN Patio garden area with steps onto tier gardens laid out with two further patio areas to the rear.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.