



Freshwater Drive | Paignton | TQ4 7SB

Offers Over £300,000

A well presented three bedroom detached house situated in the desirable location of Hookhills, Paignton. The property comprises of a welcoming entrance hallway, a spacious open plan lounge/diner, a fitted kitchen, a downstairs cloakroom, three sizeable bedrooms, a family bathroom, off road parking, a garage and landscaped rear gardens. The home is ideally positioned within a short walk of Cherrybrook shops, doctors and pharmacies, dentists, schools, bus links and mor

- CLOSE TO LOCAL AMENITIES
- GARAGE AND PARKING
- PICTURESQUE REAR GARDENS
- DOWNSTAIRS CLOAKROOM
- SOUGHT AFTER LOCATION

ENTRANCE HALLWAY A uPVC double glazed front door opening into a welcoming entrance hallway with stairs rising to the first floor, doors leading through to the adjoining rooms, an under stairs storage cupboard and a gas central heated radiator.

LIVING ROOM/DINER - 7.86m x 3.19m (25'9" x 10'5")
A wonderfully large open living room/diner perfect for entertaining with space for ample furniture. A feature electric fireplace, tv and internet points, double aspect uPVC double glazed windows with a window to the front aspect with a beautiful countryside view and uPVC double glazed sliding patio doors leading out to the gardens. Two gas central heated radiators.

KITCHEN - 3.16m x 2.74m (10'4" x 8'11")
A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, complimentary tile backsplash, wall mounted Worcester boiler, uPVC double glazed window overlooking the picturesque rear gardens and a uPVC double glazed door leading out to the rear.

CLOAKROOM A useful downstairs cloakroom boasting a low level flush WC and a wall mounted wash hand basin with fitted storage below. uPVC obscure double glazed window.

FIRST FLOOR

Address 'Freshwater Drive, Paignton, TQ4 7SB'

Tenure 'Freehold'

Council Tax Band 'D'

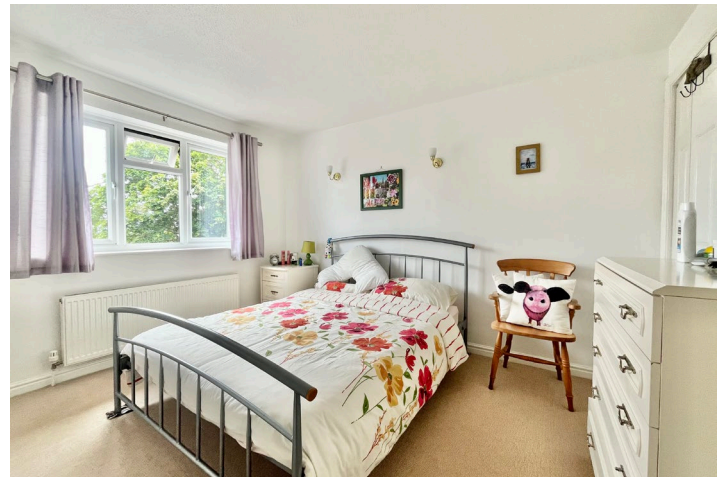
EPC Rating '60 | D'

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BEDROOM ONE - 3.9m x 2.76m (12'9" x 9'0") A brilliantly spacious master bedroom to the front aspect of the property with a beautiful countryside outlook. Space for ample furniture, fitted wardrobe, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.3m x 2.26m (10'9" x 7'4") A further generously sized double bedroom overlooking the stunning gardens. Built in wardrobe, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.58m x 2.36m (8'5" x 7'8") A sizeable third bedroom with open countryside views. uPVC double glazed window and a gas central heated radiator.

BATHROOM A modern three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and work surfaces to the side, as well as a panelled bath unit with shower attachments above and a fitted glass shower screen. Complimentary tiled walls, a uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A beautifully landscaped rear garden that boasts a large patio area perfect for alfresco dining whilst the rest of the gardens are predominantly laid to lawn with a wide variety of mature shrubs and plants.

GARAGE - 5.58m x 2.64m (18'3" x 8'7") A sizeable single garage with a metal up and over door, overhead lighting and electrical points and a courtesy door leading out to the gardens.

PARKING Off road parking.

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.