



Marine Gardens, Paignton

£352,000



**WILLIAMS HEDGE**  
estate agents



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## CHERITON, MARINE GARDENS, PAIGNTON, TQ3 2NT

Semi-detached home, just off Preston seafront and beach | Convenient for local shopping amenities and facilities | Entrance hall | Sitting room with bay window | Kitchen/ diner | Ground floor W.C | First floor landing | Three bedrooms | Ensuite shower room | Bathroom | Gas central heating | Double glazing | Level enclosed rear garden | Parking at front and rear | Single garage

In a tucked away position just off Preston seafront this superbly presented semi-detached home offers a fantastic opportunity to purchase a successful holiday let/investment or family home just off Preston Beach and seafront. Approached from the road a block paved driveway at the front provides off-road parking and there is additional parking at the back in front of the single garage. Internally, the accommodation comprises on the ground floor, an entrance hall with stairs to first floor, sitting room with bay window, kitchen/diner with double doors opening onto the rear garden and a W.C. On the first floor the landing leads to three bedrooms (one with an ensuite shower room/W.C) and the main bathroom/W.C. The property is further complimented throughout with UPVC double glazed windows and doors and has gas central heating. To the rear of the property is a level enclosed garden with an outdoor shower and hot and cold water tap and a gate to side access. An internal inspection is highly recommended to appreciate the quality of accommodation on offer and the superb location close to Preston seafront.

Preston sits between Old Paignton and the boundary with Torquay at Hollicombe and is close to the Historic Oldway Mansion. The main points of interest include the beach, known as Preston Sands, and the neighbouring Paignton beach with its green and pier. Nearby amenities include Primary school, shops, restaurants and public houses and is located within half a mile of the town centre which offers a fine and varied range of shopping facilities and amenities, beaches and harbour, railway and bus station.

### The Accommodation Comprises

UPVC obscure glazed door to

**ENTRANCE HALL** - 3.76m x 1.17m (12'4" x 3'10" max) Coved ceiling with pendant light point, smoke detector, stairs with handrail to first floor, radiator, doors to

**SITTING ROOM** - 5.13m x 3.78m (16'10" into bay x 12'5") Coved ceiling with light point, UPVC double glazed bay window to front aspect, radiator with thermostatic control, TV connection point, fireplace with inset log burner, storage cupboard with light point and power points.



**KITCHEN/DINER** - 4.8m x 3.28m (15'9" x 10'9") Inset spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surrounds, matching eyelevel cabinets, integral dishwasher, integral washer dryer, space for upright fridge freezer, fixed table/breakfast bar, UPVC double doors opening onto the rear garden.



**GROUND FLOOR W.C** - 1.68m x 0.86m (5'6" x 2'10") Coved ceiling, pendant light point, UPVC obscure glazed window, extractor fan, radiator with thermostatic control, close coupled W.C, vanity unit with inset wash hand basin and tiled splashback.

**FIRST FLOOR LANDING** - 4.8m x 1.7m (15'9" x 5'7") Coved ceiling with pendant light point, hatch to loft space, radiator with thermostatic control, storage cupboard housing the boiler and hot water cylinder, UPVC double glazed window to side, doors to

**BEDROOM ONE** - 4.37m x 3m (14'4" into bay x 9'10" max) Coved ceiling with light point and ceiling fan, UPVC double glazed window to front aspect with views over to Preston Green and out to sea, radiator with thermostatic control, fitted bedroom furniture comprising wardrobe with hanging rails and bedside cabinets, door to



**OUTSIDE**

**FRONT** To the front of the property is a block paved driveway providing off-road parking and enclosed by low-level block wall with pathway leading to the front door.

**REAR** To the rear of the property is a level enclosed garden accessed from the kitchen/diner onto a patio with outdoor shower. There is a laundry area and the garden is enclosed by timber fence with a gated side access. Outside lights.

**ENSUITE SHOWER ROOM/W.C** - 1.91m x 1.73m (6'3" x 5'8") Light point, extractor fan, UPVC obscure glazed window, heated towel rail. Comprising walk-in shower enclosure with glazed screen, vanity unit with wash hand basin, close coupled W.C, tiled walls, tiled floor.

**BEDROOM TWO** - 3.28m x 2.62m (10'9" x 8'7") Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostatic control, bedroom furniture comprising wardrobe with hanging rails and bedside cabinet.

**BEDROOM THREE** - 3.28m x 2.08m (10'9" x 6'10") Coved ceiling, pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, fitted wardrobe with hanging rail.

**BATHROOM/W.C** Directional spotlights, UPVC obscure glazed window, extractor fan, heated towel rail. Panelled bath with shower over, vanity unit with wash hand basin, close coupled W.C, tiled walls, tiled floor.



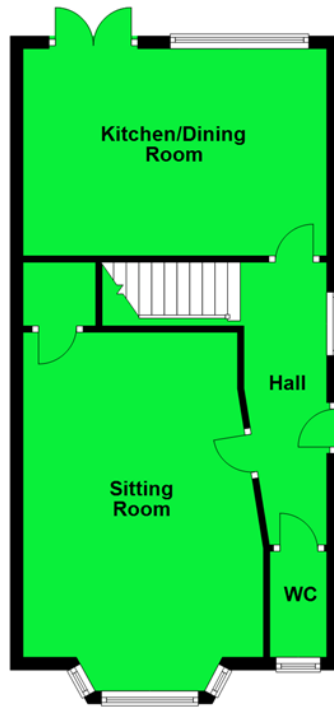
**PARKING** There is a single garage, with power and light, and a parking space in front.

Age: (unverified)	Stamp Duty:* £5,100 at asking price
Council Tax Band: D EPC Rating: C	Tenure: Freehold
Services – TBC	
Electric Meter Position:	Gas Meter Position:
Boiler Position:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 88 sqm	Square foot: approx. 947 sqft

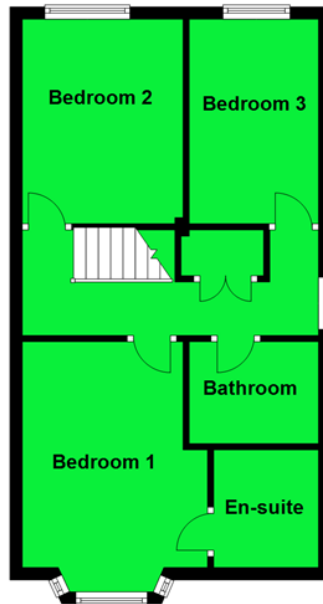
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. \*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

### Ground Floor



### First Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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