



Freshwater Drive, Paignton

£357,500



**WILLIAMS HEDGE**  
ESTATE AGENTS



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4 FRESHWATER DRIVE, PAIGNTON, TQ4 7SB

Semi-attached house in a popular area | No upward chain | Entrance | Kitchen | Sitting room  
Four bedrooms | Bathroom | En-suite shower | Garden to the side | Detached Garage  
Off road parking and garage.

A spacious semi-attached house in a popular area, being sold with no upward chain. Accommodation comprises, entrance, kitchen, sitting room, four bedrooms, bathroom, en-suite shower, garden to the side, off road parking and garage.

**The Accommodation comprises**

uPVC double glazed front door opening to

**ENTRANCE HALL** - 2.51m x 1.45m (8'3" x 4'9") With ceiling light point, uPVC double glazed window to front aspect, two sets of double panelled doors to sitting room and dining room, tiled flooring, opens to

**SITTING ROOM** - 5.41m x 5.21m (17'9" x 17'1") With laminate wood effect flooring, two radiators, two ceiling light points, matching wall lights, stairs to the first floor, uPVC double glazed door to side, floor to ceiling uPVC double glazed window to front aspect, living flame gas fire with stone surround.



**DINING ROOM** - 5.23m x 2.18m (17'2" x 7'2") Double aspect with uPVC double glazed window to the side and floor to ceiling uPVC double glazed window to the front, cupboard housing gas and electric meter, ceiling light point, tiled flooring, radiator.

**KITCHEN** - 3.61m x 2.39m (11'10" x 7'10") With matching wall, base and drawer units, inset stainless steel sink and matching drainer, directional ceiling spotlights, four ring gas hob, space and plumbing for washing machine, electric eye level oven, serving hatch to dining room, tiled floor, tiled walls.



**FIRST FLOOR LANDING** With doors to all bedrooms and bathroom, wall mounted gas boiler controlling central heating system. access to loft, airing cupboard with hot water cylinder, slatted shelving, ceiling wall light point.

**BEDROOM 1** - 3.76m x 3.12m (12'4" x 10'3") Double bedroom with radiator, ceiling light point, uPVC double glazed window to front aspect, wall light, exposed wood flooring.





**EN-SUITE SHOWER ROOM** - 2.21m x 0.99m (7'3" x 3'3") With low level close coupled W.C, wall hung wash hand basin, tiled flooring, ceiling light point, tiled walls, mains fed shower, obscure uPVC double glazed window to the front.



**BEDROOM 2** - 4.06m x 3.15m (13'4" x 10'4") Double bedroom with uPVC double glazed window to front aspect, exposed wood floor boards, radiator, ceiling light point.

**BEDROOM 3** - 4.06m x 1.96m (13'4" x 6'5") With radiator, directional ceiling light points, uPVC double glazed window to side aspect, exposed wood floor boards.

**BEDROOM 4** - 3.76m x 2.01m (12'4" x 6'7") With ceiling light point, radiator, exposed wood floor boards, uPVC double glazed window to the side.

**BATHROOM** - 2.29m x 1.55m (7'6" x 5'1") With low level close coupled W.C, tiled flooring, pedestal wash hand basin, obscure uPVC double glazed window to the front, corner bath, tiled walls, electric shower, directional ceiling spotlights, heated towel rail.



## OUTSIDE

**FRONT** Occupying a corner plot the front of the property has an open lawned bank and attractive mature shrubs, bushes and trees. Concrete hardstanding to the front allowing off road parking. Driveway to the side leading to

**OVERSIZED DETACHED SINGLE GARAGE** With up and over door, ceiling strip light, power and personal door to the side.



**SIDE** The side garden is laid to ease of maintenance with seating area enclosed with brick and block walls, outside tap, wrought iron gate giving access to driveway and front.



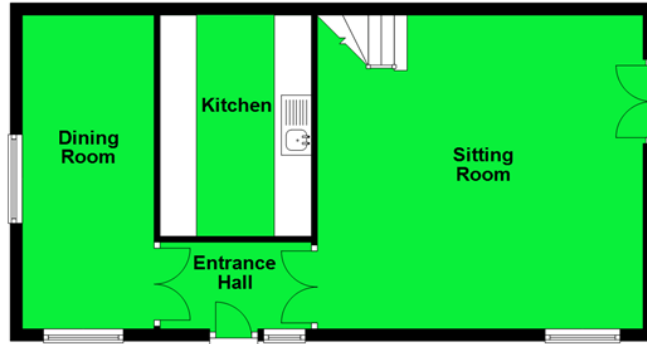
Age: 1968 (unverified)	Postcode: TQ4 7SB
Current Council Tax Band: D EPC Rating: B	Stamp Duty:* £5,375 at asking price
Electric meter position:	Gas meter position: Dining room
Boiler positioned:	Water:
Loft: Boarded, insulated, light	Rear Garden Facing:
Total Floor Area: approx. 111 Sqm	Square Foot: 1194 Sqft

This information is given to assist and applicants are requested to verify as fact.

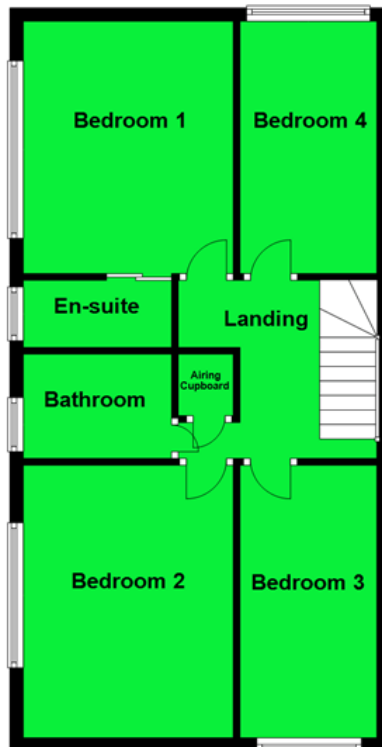
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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