



Blatchcombe Road, Paignton

£229,500



WILLIAMS HEDGE
estate agents



Tel: 01803 554322

75 BLATCHCOMBE ROAD, PAIGNTON, TQ3 2JR

Detached house | Spacious accommodation | Enclosed entrance porch | Large entrance hall
Ground floor shower room | Sitting room | Kitchen/diner/secondary lounge | Bathroom
Two double bedrooms | Large sunny rear garden | Elevated views of the surrounding area
Viewing highly recommended

A spacious detached home offering elevated views of the surrounding area with accommodation arranged over two floors comprising, enclosed entrance porch, entrance hall, two large double bedrooms, bathroom, ground floor shower room, sitting room, kitchen with dining area and further rear lounge space. Externally the property offers large garden with decked area and views. Viewing highly recommended.

ENTRANCE PORCH - 1.83m x 1.17m (6'0" x 3'10")
Timber front door, tiled flooring, ceiling light points, window to the front aspect, door to

ENTRANCE HALL Spacious entrance hall with stairs leading to first floor, exposed wooden floorboards, storage cupboard beneath stairs housing electric meter and electrical consumer unit, radiator, ceiling light point, smoke detector, doors to ground floor rooms

LOUNGE - 3.73m x 3m (12'3" x 9'10") Feature electric fireplace, TV and internet points, uPVC double glazed window to front aspect. Gas central heating radiator.



KITCHEN DINER - 6.78m x 3.58m (22'3" x 11'9")

Kitchen area

Matching wall base and drawer units, with roll edge work surfaces over, inset 1 1/2 stainless steel sink, with matching drainer and tiled splash backs, wall mounted combination boiler controlling central heating system, extended work surface providing breakfast bar, uPVC double glazed window to rear

aspect, with views of garden, space and plumbing for washing machine, space for upright fridge freezer, inset spotlights and ceiling light point, vinyl flooring, smoke detector, electric stoves oven with four ring gas hob



Dining area/secondary lounge space

Bright airy social space offering peaceful environment with double uPVC double glazed doors to rear garden exposed wood floorboards, ceiling spotlights, smooth finished ceilings, free standing wood burner with stone surround timber mantel and tile half and radiator.



GROUND FLOOR SHOWER ROOM 3-piece suite comprising low levels close coupled W.C with push button flush, hand wash basin with chrome mono block mixer tap and fitted storage cupboard below, complimentary mosaic tiled splashback, walk-in shower with tiled walls, heated towel rail, uPVC

double glazed window to side aspect, extractor fan, vinyl tile effect flooring.

BEDROOM ONE - 4.52m x 4.01m (14'10" x 13'2")
Large double bedroom with TV aerial point, Upvc double glazed window to rear aspect overlooking rear garden, smooth finished ceiling, ceiling light point, large storage area in the eaves.



BEDROOM TWO - 4.24m x 3.53m (13'11" x 11'7")
Large double bedroom, built in wardrobe and drawers, radiator, large upvc double glazed window to rear aspect, ceiling light point, smooth finished ceiling. Potential for this room to be split to create third bedroom/office study if needed.

BATHROOM - 2.11m x 1.7m (6'11" x 5'7")
Contemporary bathroom comprising low level closed coupled W.C with push button flush, panelled bath with shower attachment over and partly tiled walls, pedestal hand wash basin with fitted high gloss storage unit below, upvc double glazed window to front aspect, inset spotlights, smooth finished ceiling, vinyl wood effect flooring, heated towel rail.



OUTSIDE

FRONT Level lawn with seating area and views of surrounding area, concrete path with hand rail to one side with steps leading to front door, access to the rear via both sides.

REAR GARDEN A large rear enclosed garden mainly laid to lawn, concrete path with steps leading to a large raised south facing decked seating area offering elevated views of the surrounding area. The garden is enclosed with a mixture of panel fencing and natural hedge, timber shed and log store, rockery and access to the front.



ADDITIONAL NOTES

The vendor has advised the works below have been carried out.

- 1) All external walls have been insulated prior to plasterboard and skin.
- 2) All internal walls and ceilings plaster boarded and skimmed.
- 3) Completely rewired with EICR available.
- 4) New boiler and new plumbing
- 5) Wall ties replaced
- 6) Gas and electric supply available for the cooker
- 7) All windows and french doors have been replaced
- 8) Roof and ceilings on the first floor have been lined and insulated before plaster boarding.

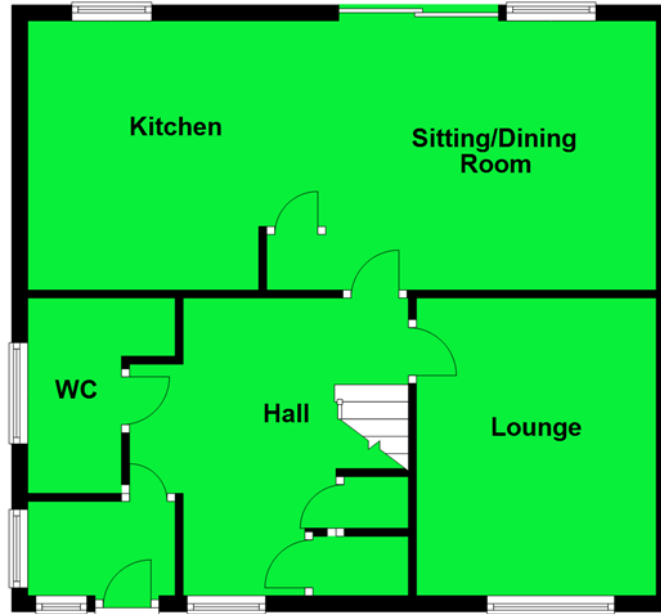
Age: 1930s' (unverified)	Postcode: TQ3 2JR
Current Council Tax Band: C EPC Rating: C	Stamp Duty:* £0 at asking price
Electric meter position: Under stairs	Gas meter position: Outside wall
Boiler positioned: Kitchen - combi	Water: Meter
Loft: Boarded, insulated	Rear Garden Facing: South

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

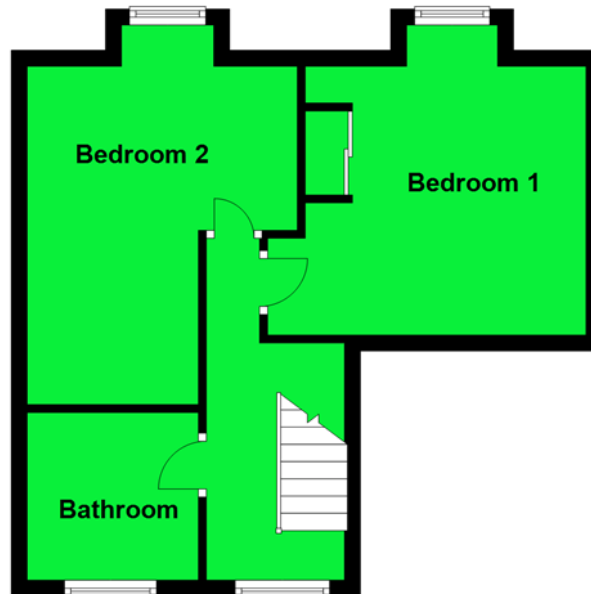
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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.

W657 Printed by Ravensworth 01670 713330