



Foxglove Way, Paignton

£235,000



WILLIAMS HEDGE
estate agents



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44 FOXGLOVE WAY, PAIGNTON, TQ4 7TG

Very well presented | 6 years left on the NHBC | Popular area | Lounge | Downstairs W.C
Two double bedrooms | En-suite Bathroom | En-suite shower room | Kitchen/diner | Enclosed easy
maintenance rear garden | Two allocated parking spaces to the rear

A very well appointed mid terraced property located in a popular development served by nearby supermarkets, retail park and schools. The property was built approximately four years ago with accommodation arranged over two floors comprising, lounge, downstairs WC, kitchen/diner, two double bedrooms, en-suite bathroom and en-suite shower room. Externally the property benefits from easy maintenance enclosed rear garden and two allocated parking spaces. Viewing highly recommended. No upward chain.

ENTRANCE HALL - 1.42m x 1.35m (4'8" x 4'5") Composite double glazed front door into entrance hall, ceiling light point, smooth finished ceiling door to

DOWNSTAIRS WC - 1.47m x 1.14m (4'10" x 3'9") White suite comprising, low level close coupled WC with push button flush, matching pedestal hand wash basin, radiator, wood effect vinyl flooring, wall mounted electric consumer unit, ceiling light point, extractor fan and smooth finished ceiling.

LOUNGE - 4.93m x 2.77m (16'2" x 9'1") A large room with UPVC double glazed window to the front aspect, radiator, TV point, stairs leading to the first floor, two ceiling light points, smooth finished ceiling and under stairs storage cupboard.

KITCHEN/DINER - 3.99m x 2.69m (13'1" x 8'10") Matching wall, base and drawer high gloss white units, with roll edged work surfaces over, inset stainless steel sink with matching drainer, space and plumbing for washing machine. Built in four ring gas hob and electric oven below, space for upright fridge/freezer, inset ceiling spotlights, concealed wall mounted combination boiler, smooth finished ceiling, UPVC double glazed window to the rear aspect overlooking the garden, space for dining table and UPVC double glazed door giving access to the rear garden.



FIRST FLOOR LANDING Access to loft, linen cupboard with shelving, radiator, ceiling light point and smooth finished ceiling.

BEDROOM ONE - 3.99m x 2.69m (13'1" x 8'10") A double bedroom with two UPVC double glazed windows to the front aspect, wall mounted thermostat controlling the central heating system, ceiling light point, smooth finished ceiling, radiator and door to





EN-SUITE BATHROOM - 2.51m x 1.47m (8'3" x 4'10") A modern white suite comprising, panelled bath with twin hand grips and shower attachment, low level close couple WC with push button flush, pedestal hand wash basin with complementary tiling, radiator, extractor fan, wood effect vinyl flooring, partly tiled walls, ceiling light point, smooth finished ceiling.

REAR GARDEN Easy maintenance rear garden enclosed with panel fencing, artificial grass, raised patio with shed, path leading to gate giving access to the allocated parking spaces.



BEDROOM TWO - 3.02m x 2.69m (9'11" x 8'10") A double bedroom with UPVC double glazed window to the rear aspect, radiator, ceiling light point and smooth finished ceiling, door to

PARKING Two allocated parking spaces to the rear of the property.

EN-SUITE SHOWER ROOM - 2.69m x 0.89m (8'10" x 2'11") A modern suite comprising, walk in shower with glass door and complementary tiling, pedestal hand wash basin and low-level close couple WC with push button flush. smooth finished ceiling, wood effect vinyl flooring, radiator and extractor fan.

AGENT NOTE There is an estate charge of approximately £150 p/a for the upkeep of the communal green areas.

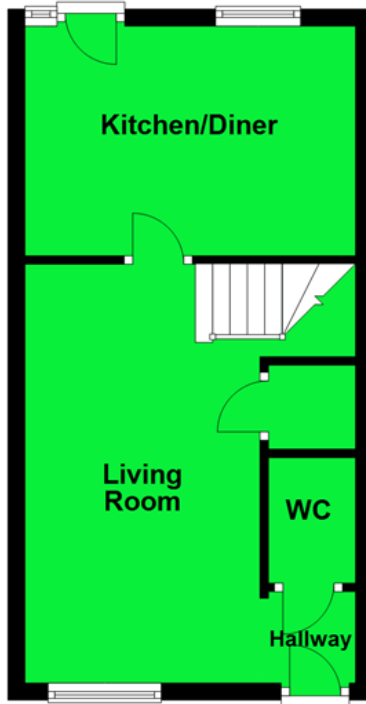
Age: 4 years old (unverified)	Postcode: TQ4 7TG
Current Council Tax Band: C EPC Rating: B	Stamp Duty: * £0 at asking price
Electric meter position: Front wall	Gas meter position: Front wall
Boiler positioned: Kitchen / Combination	Water: Meter
Loft: Part boarded / insulated / ladder and light	Rear Garden Facing:
Total Floor Area: approx. 64sqm, 688sqft	

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

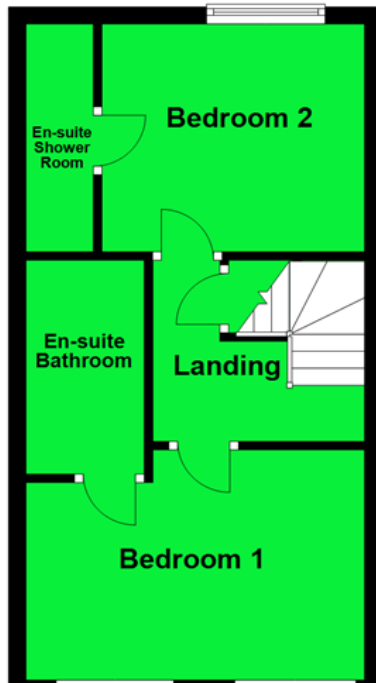
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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