



Upper Manor Road, Paignton

Offers over £450,000



WILLIAMS HEDGE
estate agents



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72 UPPER MANOR ROAD, PAIGNTON, TQ3 2TJ

Spacious and flexible 5 bed detached residence | Bay windowed lounge | Dining room
Fitted kitchen | Three ground floor bedrooms | Bathroom/W.C | Two first floor bedrooms
Shower room/W.C | Ample driveway parking | Double garage | Office | Garden room
Enclosed garden

This spacious and flexible 5 bed detached residence briefly comprises bay windowed lounge and formal dining room, fitted kitchen, 3 ground floor bedrooms and bathroom/W.C. On the first floor there are 2 further bedrooms and shower room/W.C. Outside there is ample driveway parking, double garage, office, garden room and enclosed garden.

The accommodation layout is currently arranged for a working-from-home business, but also could be adapted (subject to any necessary consents) to create an annexe for a dependent relative by converting the garage and office area into living accommodation. Internal viewing is essential to appreciate the accommodation on offer.

Conveniently located for local shops and amenities, as well as Preston Sea Front with Oldway Primary School in close proximity.

The Accommodation Comprises

Pvcu double glazed, double opening, doors opening to

ENTRANCE VESTIBULE Quarry tiled floor, inner front door opening to

SPACIOUS L-SHAPED RECEPTION HALL With stairs rising to first floor, radiator, power points, picture rails, telephone point. Cupboard with consumer unit. Door to

LOUNGE - 4.14m x 3.58m (13'7" x 11'9") Pvcu double glazed bay window with outlook to the front. 2 radiators, power points. Feature fireplace with marble effect surround and hearth with mantle over and fitted living flame coal effect electric fire. Picture rails. TV aerial point.



DINING ROOM/SECOND SITTING ROOM - 5.21m x 3.61m (17'1" x 11'10") Pvcu double glazed bay window with fitted window seat having outlook over the rear garden. 2 radiators, power points, Victorian style fireplace with decorative tiled insets and tiled hearth, display mantle over and fitted living flame coal effect gas fire fitted. Picture rail, coved ceiling.

KITCHEN - 4.7m x 2.57m (15'5" x 8'5") Fitted with units comprising inset 2 and a half bowl stainless steel sink unit with mixer tap over. Modern roll edge work surfaces over fitted floor cupboard and drawers units with matching wall mounted cupboards over. Ceramic tiled floor. Built in washing machine, fridge/freezer, AEG 5 ring gas hob. AEG electric double oven and extractor hood. Complementary tiled surrounds, radiator, coved ceilings, 2 pvcu double glazed windows with outlook over the rear garden. Squared opening through to:



CONSERVATORY - 2.82m x 1.24m (9'3" x 4'1") Pvcu double glazed window with outlook over the rear garden. Pvcu double glazed door giving access to the rear timber decked sun terrace. Breakfast bar.

BEDROOM ONE - 4.17m x 3.68m (13'8" x 12'1") Pvcu double glazed bay window with outlook to the front. Radiator, power points, picture rails, coved ceilings and wall light points. Vanity unit with inset wash hand basin with cupboards below and tiled splashback.



BEDROOM FIVE - 4.7m x 2.44m (15'5" x 8'0") With restricted head room. Pvcu double glazed window with open outlook to the rear over the surrounding area. Wall mounted electric heater, power points.

SHOWER ROOM/W.C Fitted with a white suite comprising corner shower cubicle with independent wall mounted shower. Pedestal wash basin with electric water heater over, low level W.C. Complementary tiled surrounds. Obscure Pvcu double glazed window.

OUTSIDE

FRONT The front garden has been laid to concreted patio for ease of maintenance and offers ample off-road parking for cars, boat, caravan etc. Wrought iron gate and path leads to the front door. Access to

REAR The enclosed rear garden is near level and laid largely to lawn with flower beds bordering, stocked with a variety of shrubs, trees and bushes. Enclosed by a combination of brick walling and timber fencing. Raised timber decked sun terrace in front of conservatory with steps leading down to the garden. Outside light and tap.

There is access to 3 underhouse storage areas, 2 with light and power, one housing a wall mounted gas boiler supplying domestic hot water and gas central heating. At the bottom of the garden there is a garden room with patio door to the garden. To the side of this is a concreted hardstanding allowing further off-road parking for cars, boat, caravan etc.

BEDROOM TWO - 3.61m x 2.13m (11'10" x 7'0") Pvcu double glazed window with outlook over the rear garden. Radiator, power points, picture rails. Vanity unit with inset wash hand basin and cupboards below with tiled splashback.

BEDROOM THREE - 3m x 2.59m (9'10" x 8'6") Pvcu double glazed window with outlook to the front. Radiator, power points, picture rails. Built-in wardrobe with hanging rails. Vanity unit with inset wash hand basin and cupboards below with tiled splashback.C

SHOWER ROOM/W.C Fitted multijet shower cubicle with sauna setting, radio and speakers. Pedestal wash basin, low level W.C. Complementary tiled surrounds, coved ceilings, obscure Pvcu double glazed window, radiator.



FIRST FLOOR LANDING Access to eaves storage, power points. Door to

BEDROOM FOUR - 7.75m x 2.59m (25'5" x 8'6") With restricted head room. Pvcu double glazed window with outlook to the front. Access to eaves storage, wall mounted electric heater, power points. Built in wardrobe with hanging rails and shelving over.



DOUBLE GARAGE With remote controlled electric roller door. 3 phase electrical supply, light and power. Personal door giving access to the front driveway. Door to the

OFFICE Electric heater, power points, telephone point, Pvcu double glazed window with outlook to the rear and Pvcu double glazed door to rear sun terrace.

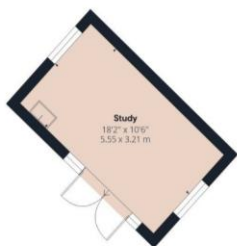
This Floorplan is not to scale and should only be used as a guide.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Age: (unverified)	Postcode: TQ3 2TJ
Current Council Tax Band: D	Stamp Duty:* £10,000 at asking price
EPC Rating: D	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:

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.

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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