



Occombe Valley Road, Preston, Paignton

£274,000



WILLIAMS HEDGE
estate agents



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25 OCCOMBE VALLEY ROAD, PRESTON, PAIGNTON, DEVON TQ3 1QX
 1930's semi-detached home | CHAIN FREE | Sitting room | Dining room | Kitchen
 Three bedrooms (Two doubles and one single) | Family bathroom | Loft room | Driveway parking
 Garage | Terraced garden to the rear | Sea peeps | Viewing highly recommended

Being offered to the market with no onward chain, this attractive 1930's home offers spacious accommodation comprising, entrance hall, lounge, dining room, kitchen, three bedrooms (two doubles and one single) bathroom and loft room. Externally the property benefits from driveway parking to the side, garage and terraced garden to the rear. Viewing highly recommended.

The Accommodation Comprises

Obscure uPVC double glazed front door into entrance hall.

ENTRANCE HALL - 3.99m x 1.7m (13'1" x 5'7" max) Laminate wood effect flooring, stairs to first floor, under stairs storage cupboard, wall mounted thermostat, directional ceiling spotlights, radiator, doors to sitting room and dining room.

SITTING ROOM - 4.14m x 4.01m (13'7" into bay x 13'2") Continuation of laminate wood effect flooring, uPVC double glazed bay window to the front with woodland views, two radiators, ceiling light point, coving, TV point, wall lights.



DINING ROOM - 3.94m x 3.35m (12'11" x 11'0") Continuation of laminate wood effect flooring, radiator, uPVC double glazed window to rear, directional ceiling spots lights, coving, smoke detector archway to



KITCHEN - 4.32m x 2.62m (14'2" x 8'7") Matching wall base and drawer units, ceiling light point, roll edged marble effect worktops over, inset sink with matching drainer, space and plumbing for washing machine, eye level built in oven and grill, five ring hob, part tiled walls, wall mounted combination boiler, uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden.



LANDING - 2.44m x 1.75m (8'0" x 5'9") Ceiling light point, doors to all bedrooms, stairs to loft room.

BEDROOM ONE - 4.32m x 3.53m (14'2" into bay x 11'7") Double bedroom, uPVC double glazed bay window to the front aspect enjoying woodland outlook and sea peeps, ceiling light point, coving.

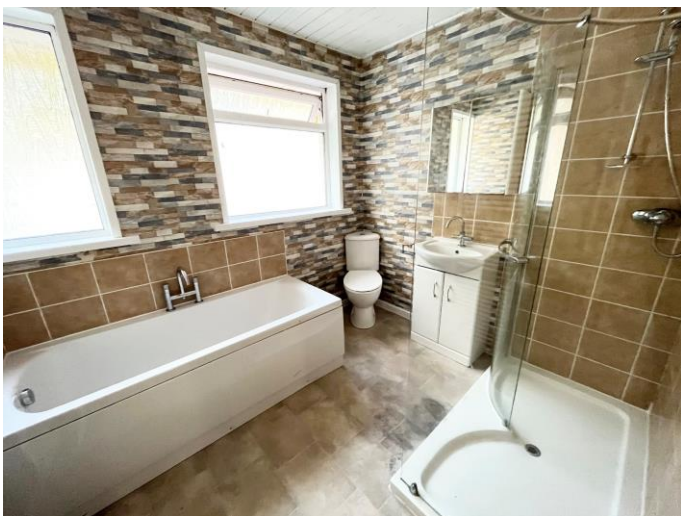


BEDROOM TWO - 3.76m x 3.3m (12'4" x 10'10") Double bedroom, radiator, uPVC double glazed window to the rear aspect overlooking the rear garden, ceiling light point, cupboard with slatted shelves.



BEDROOM THREE - 2.44m x 2.44m (8'0" x 8'0") Single room, ceiling light point, coving, uPVC double glazed window to the front aspect, radiator.

BATHROOM - 2.67m x 2.31m (8'9" x 7'7") Four piece suite comprising large walk in shower with curved shower, glass shower screen, mains fed shower, directional ceiling spotlights, low level close coupled W.C with push button flush, pedestal hand wash basin, vanity unit below, heated towel rail, vinyl tile effect flooring, two obscure uPVC double glazed windows to the rear.



LOFT ROOM - 4.5m x 4.17m (14'9" x 13'8") Ceiling light point, Velux window, radiator, power points, smoke detector.



OUTSIDE

FRONT Brick wall with fence, lawn with bordering plant beds, driveway, steps up to front door.

REAR GARDEN Terraced into three main sections providing seating areas, mainly laid to artificial grass, block walls to both sides with natural boundary to the rear, access to rear of garage.



PARKING Driveway to the side providing off road parking and garage.

GARAGE Up and over door, light and power, window to rear and personal door to rear.

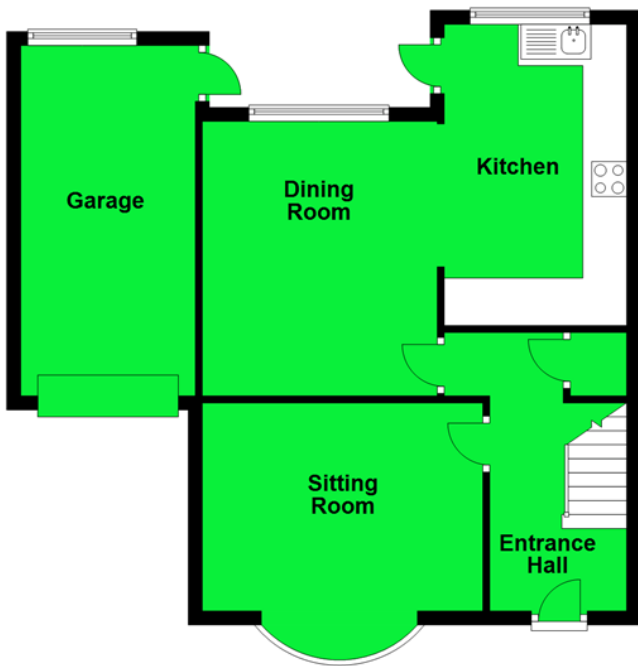
Age: 1930s' (unverified)	Postcode: TQ3 1QX
Current Council Tax Band: C EPC Rating: E	Stamp Duty:* £1,200 at asking price
Electric meter position: Understairs	Gas meter position: Understairs
Boiler positioned: Kitchen	Water: Unverified
Loft: Converted	Rear Garden Facing: South West
Total Floor Area: approx. 114sqm	Square foot: 1227

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

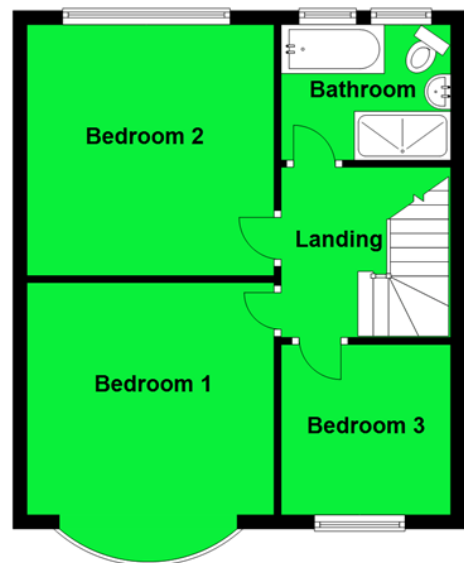
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

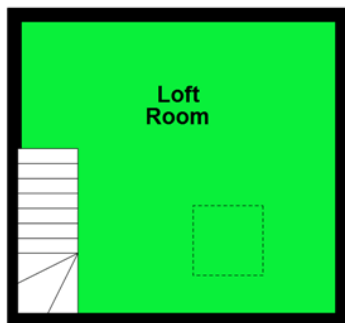
Ground Floor



First Floor



Second 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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