



Grange Heights, Paignton

£280,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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56 GRANGE HEIGHTS, PAIGNTON, TQ4 7JQ

Popular location | Sea and woodland views from the rear garden | Three generous sized bedrooms  
Shower room | Enclosed entrance porch | Sitting room | Kitchen | Extended dining room  
Utility space | No chain | Viewing highly recommended

A spacious mid terraced home situated in the popular White Rock area. To the front is a level garden with the potential to be converted into driveway parking subject to the necessary permissions. Internally the property offers generous accommodation arranged over two floors comprising, enclosed entrance hall, sitting room, kitchen, extended dining room, three bedrooms (Two doubles and one generous single/small double), Shower room and utility area. To the rear the property benefits from an enclosed garden with sea and woodland views. Viewing Highly recommended. NO CHAIN.

The Accommodation Comprises

**ENCLOSED ENTRANCE PORCH** - 1.57m x 1.42m (5'2" x 4'8") uPVC double glazed window to the front, door into sitting room

**SITTING ROOM** - 4.62m x 4.6m (15'2" x 15'1") Exposed wood floor boards, ceiling light point, smooth finish ceiling, radiator, uPVC double glazed window to front aspect, open fire with tiled surround, timber mantle and slate hearth, smoke detector, TV point, stairs to first floor, door to



**KITCHEN** - 3.4m x 3m (11'2" x 9'10") Range of matching base and drawers, cupboards with roll edged work surfaces over, inset stainless sink and matching drainer, inset four ring gas hob and extractor hood, eye-level oven, space and plumbing for dishwasher, exposed wood floorboards, uPVC double glazed window to rear, directional spots, one large storage cupboard and a large pantry style cupboard, wall mounted combi boiler.



**REAR ENTRANCE** - 2.49m x 0.91m (8'2" x 3'0") Tiled floor, large walk-in cupboard with space and plumbing for washing machine, wall mounted electric consumer unit, shelving, uPVC double glazed obscure door to rear garden.

**DINING ROOM** - 3.68m x 3.05m (12'1" x 10'0") Extended to the rear offering a dining room or garden room, laminate flooring, ceiling light point, radiator, large uPVC double glazed window to the rear with elevated views of the surrounding area, woodland views.

**LANDING** - 3.1m x 1.5m (10'2" x 4'11") Access to loft, ceiling light point, coving, smooth finish ceiling, doors to all bedrooms and shower room, linen cupboard with slatted shelving.

**BEDROOM ONE** - 3.35m x 3.3m (11'0" x 10'10") Double bedroom, exposed wood floor boards, ceiling light point, radiator, uPVC double glazed window to rear aspect, recess for wardrobe, coving, smooth finish ceiling.



**BEDROOM TWO** - 3.89m x 2.72m (12'9" x 8'11") Double bedroom, exposed wood floorboards, ceiling light point, coving, smooth finish ceiling, uPVC double glazed window to front aspect, space for wardrobes, radiator.

**BEDROOM THREE** - 2.51m x 2.39m (8'3" x 7'10") Generous single, small double, ceiling light point, smooth finished ceilings, radiator, uPVC double glazed window to front aspect.

**SHOWER ROOM** - 1.8m x 1.85m (5'11" x 6'1") Tiled flooring, hand wash basin, low level close coupled WC with push button flush, obscure uPVC double glazed window to rear aspect, walk-in corner shower with electric shower unit, wall mounted mirror fronted medicine cabinet, heated towel rail, extractor, inset spots, smooth finish ceiling.



## OUTSIDE

**FRONT** Level front garden which has potential to be converted to a driveway subject to the necessary permission, partly laid to lawn and partly laid to gravel, low level wall, plant bed, steps up to uPVC front door into

**REAR GARDEN** Enclosed with panel fencing, lawn, pond, raised patio seating area, sea views, access to the front via service path.

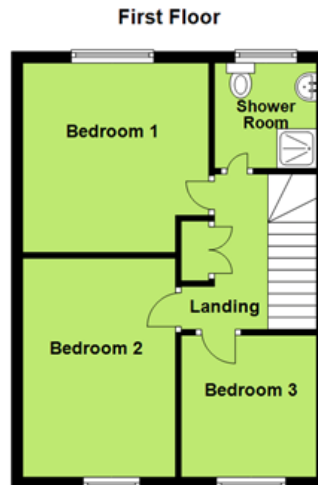


Age: (unverified)	Postcode: TQ4 7JQ
Current Council Tax Band: C EPC Rating: D	Stamp Duty:* £1,500 at asking price
Electric meter position: Cupboard	Gas meter position: Outside
Boiler positioned: Kitchen	Water: Meter
Loft: Part boarded and ladder	Rear Garden Facing: West
Total Floor Area: square meters	Square foot:

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.



**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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