



Stanmore Tor, Paignton

£275,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322

## 5 STANMORE TOR, PAIGNTON, TQ3 3LW

Semi detached bungalow | Garage and parking | Front and rear gardens | Far reaching sea views  
Utility/store | Entrance hall | Sitting room | Kitchen | Two bedrooms | Ensuite shower WC  
| Bathroom/WC | Gas central heating | Double glazing

In a cul-de-sac position the property offers a semi detached bungalow with far reaching views across the town and out to sea towards Torquay. Approached from the road a driveway provides off-road parking and leads to the integral single garage which has a useful store/utility to the side. A pathway then leads to the front door and once inside, a reception hall leads to the accommodation which comprises a sitting room with large window to the front aspect to enjoy the sea views, modern kitchen/breakfast room, two bedrooms, bedroom one with an ensuite shower/WC and there is a main bathroom/WC. The property also has uPVC double windows & doors and gas central heating. To the rear of the property is an enclosed garden with a southerly aspect and a raised deck offering a superb place to enjoy the sea views. Gated side access.

An internal inspection is highly recommended in order to appreciate the accommodation on offer and the superb sea views.

Paignton is a seaside town on the coast of Torbay in Devon, England. Nestled between Torquay and Brixham it forms the Torbay area and is a holiday destination known as the English Riviera. Attractions include Paignton Zoo and the Paignton and Dartmouth Steam Railway, which operates steam trains from Paignton to Kingswear, from where a ferry can be taken across the River Dart to Dartmouth and the South Hams.

Nearby Beaches include Broadsands Beach, Elberry Cove, Fairy Cove, Goodrington Sands, Oyster Cove, Paignton Sands, Preston Sands and Saltern Cove with water sports including kite surfing and dinghy sailing. The sea front gives access to the Southwest Coast path.

The Town has wide ranging amenities including Community Library, Local Supermarkets, Independent Local Shops, Cafes, Bars and Restaurants, Theatre, Cinema and Harbour. There is a branch line train service with connection to the mainline at Newton Abbot. The new South Devon Link Road was opened in December 2015 and now provides a dual carriage way to Exeter and the M5 making Torbay very accessible

The Accommodation Comprises

uPVC door with obscure glazed inset to

**RECEPTION HALL** - 2.01m x 0.99m (6'7" x 3'3") Inset spotlights, smoke detector, radiator with thermostat control, telephone point. Door to

**SITTING/DINING ROOM** - 4.98m x 3.33m (16'4" x 10'11") Inset spotlights, uPVC double glazed window to front aspect with far reaching views across the town and out to sea towards Torquay, radiator with thermostat control, TV connection point, wall mounted electric fire.



**KITCHEN** - 3.45m x 2.84m (11'4" x 9'4") Inset spotlights, uPVC double glazed window to rear aspect, radiator with thermostat control, uPVC obscure glazed door into the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surround, matching eye-level cabinets, space for upright fridge freezer, cupboard housing the combination boiler, built-in electric oven, space and plumbing for washing machine.



**BEDROOM ONE** - 3.48m x 3.1m (11'5" x 10'2")  
 Directional spotlights, uPVC double glazed window to rear aspect, radiator with thermostat control, built-in double wardrobe, door to



**ENSUITE SHOWER ROOM/WC** - 2.44m x 0.89m (8'0" x 2'11") Directional spotlight, extractor fan, uPVC obscure glazed window. Comprising tiled shower cubicle, wall mounted wash hand basin, close coupled WC, tiled walls, heated towel rail.

**BEDROOM TWO** - 3.33m x 3.15m (10'11" x 10'4" plus wardrobe) Directional spotlights, uPVC double glazed window to front aspect with sea views towards Torquay, radiator with thermostat control, fitted wardrobes to chimney recesses.

**BATHROOM** Directional spotlights, extractor fan, uPVC obscure glazed window. Comprising panelled bath with shower attachment over, pedestal wash hand basin, close coupled WC, tiled walls, heated towel rail, access to loft space.



**GARAGE** - 4.44m x 2.9m (14'7" x 9'6") Up and over door, light point, gas meter, electric meter and consumer unit, cold water tap, power point.

**UTILITY** - 4.47m x 2.01m (14'8" x 6'7") uPVC obscure glazed door and window to side, strip light, power point.

**OUTSIDE**

**FRONT** At the front of the property is a low maintenance garden laid to stone chippings and enclosed by low-level block wall with concrete pathway leading to the front door. A driveway provides off-road parking and leads to the integral single garage and utility.

**REAR** To the rear of the property and accessed from the kitchen is an enclosed garden with concrete pathway leading to a raised deck area with natural sandstone wall boundary and far-reaching sea views across the bay towards Torquay. Block built garden store with windows, outside tap, timber gate providing access to the front.

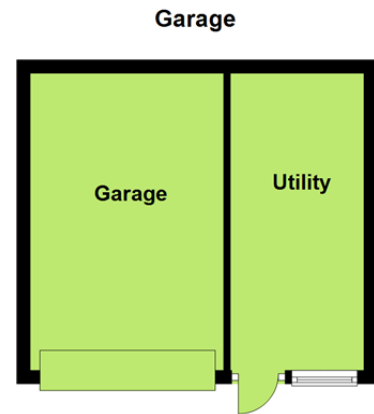


Age: 1970's (unverified)	Postcode: TQ3 3LW
Current Council Tax Band: C	Stamp Duty:* £1,250 at asking price
EPC Rating: D	
Electric meter position: Garage	Gas meter position: Garage
Boiler positioned: Kitchen	Water: Meter
Loft: Insulated	Rear Garden Facing: South
Total Floor Area: Approx. 81 Square meters	Square Foot: Approx. 871 Sqft

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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