



Conway Road, Paignton

£350,000



WILLIAMS HEDGE
ESTATE AGENTS



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42 CONWAY ROAD, PAIGNTON, TQ4 5LH

Spacious character home with period features | Convenient and accessible location
Off-road parking | Low maintenance gardens to front side and rear | Entrance porch
Reception hall | Sitting room | Dining room/snug | Kitchen | Conservatory | Ground floor bedroom
with ensuite shower room | Ground floor WC | Spacious first floor landing | Four first floor
bedrooms (two with WC) | Shower room and separate WC

With well-presented accommodation arranged over two floors and character features the property offers a spacious home in a convenient location with good access to local amenities. Approached from the road a brick paved pathway leads to the entrance porch and once inside, the spacious reception hall leads to the ground floor accommodation which comprises a dual aspect sitting room, dining room/snug, kitchen, conservatory, ground floor WC and a ground floor bedroom with ensuite shower room/WC. On the first floor a spacious landing leads to four bedrooms, 2 with WC's and there is a modern shower room and separate WC. Outside are low maintenance gardens to the front, side and rear with a covered carport at the rear providing off-road parking. An internal inspection is highly recommended in order to appreciate this spacious family home and the convenient and accessible location.

The Accommodation Comprises

Canopied entrance with UPVC obscure glazed door to,

ENTRANCE PORCH - 1.75m x 1.5m (5'9" x 4'11")
Coved ceiling with pendant light point, picture rails, cupboard housing the electric meter and consumer unit, door to

RECEPTION HALL - 7.57m x 1.8m (24'10" x 5'11")
Coved ceiling with pendant light point, smoke detector, picture rails, stairs with handrail to first floor, radiator, under stairs storage cupboard, doors to

SITTING ROOM - 4.88m x 3.58m (16'0" plus bay x 11'9")
Decorative coved ceiling with light point, picture rails, UPVC double glazed bay window to side and double glazed window to front, radiators, fireplace with gas fire, TV connection point.



DINING ROOM/SNUG - 3.33m x 3.28m (10'11" x 10'9")
Light point, picture rails, UPVC double glazed window to side, radiator, fireplace with inset multi fuel burner, storage to chimney recess, opening to

KITCHEN - 3.33m x 2.06m (10'11" x 6'9")
Pendant light point, UPVC double glazed window to rear aspect, radiator. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, sink and drainer with mixer tap, tiled surround, eye level cabinets, space for gas cooker, space for up right fridge freezer, space and plumbing for washing machine, wall mounted boiler, double door to



CONSERVATORY - 2.74m x 2.18m (9'0" max x 7'2")
Polycarbonate roof with UPVC double glazed windows to three sides on block base with doors to side and rear gardens, wall light point, power socket.

GROUND FLOOR BEDROOM ONE - 4.34m x 3.51m (14'3" into bay x 11'6")
Coved ceiling with pendant light point, UPVC double glazed bay window to side, radiator with thermostat control, storage to chimney recesses, built-in double wardrobe, door to



EN SUITE SHOWER ROOM/WC - 2.18m x 0.76m (7'2" x 2'6") Light point, extractor fan, comprising tiled shower enclosure with bifold door and electric shower, wall mounted wash hand basin, close coupled WC.

SEPARATE WC - 1.35m x 0.71m (4'5" x 2'4") Pendant light point, double glazed window, part tiled walls, low level WC.

GROUND FLOOR WC - 1.63m x 0.79m (5'4" x 2'7") Pendant light point, picture rails, obscure glazed window. Low level WC.

OUTSIDE

FIRST FLOOR LANDING Pendant light point, smoke detector, picture rails, airing cupboard housing the hot water cylinder with slatted shelving over, further storage cupboard with hanging rail, radiator, doors to

FRONT At the front of the property is a raised low maintenance garden laid to crazy paving and enclosed by stone and block wall, with pathway leading to the side.

BEDROOM TWO - 3.63m x 3.48m (11'11" max x 11'5" max) Pendant light point, picture rails, dual aspect with UPVC double glazed windows to front and side, radiator, door to

SIDE At the side of the property is an area of garden which is accessed from the conservatory and comprising an area of artificial grass, crazy paving and enclosed by low-level stone wall.

WC - 0.13m x 0.71m (0'5" x 2'4") Pendant light point, picture rails, pedestal wash hand basin, close coupled WC, part tiled walls.

REAR To the rear of the property and accessed from the conservatory is a courtyard garden enclosed by timber fence and block wall with a timber gate leading to a covered carport. Outside light.

BEDROOM THREE - 3.53m x 3.07m (11'7" x 10'1") Pendant light point, UPVC double glazed window to side, radiator with thermostat control, door to

WC - 1.93m x 0.53m (6'4" x 1'9") Pendant light point, picture rails, wall mounted wash hand basin, close coupled WC, part tiled walls.

BEDROOM 4 - 4.11m x 2.74m (13'6" into bay x 9'0") Pendant light point, picture rails, UPVC double glazed window to front aspect, radiator.

BEDROOM FIVE - 3.15m x 2.31m (10'4" max x 7'7" max) Pendant light point, picture rails, uPVC double glazed window to side, radiator.

SHOWER ROOM - 1.45m x 1.32m (4'9" x 4'4") Light point, uPVC double glazed window comprising tiled shower enclosure with glazed screen, vanity unit with wash hand basin, part tiled walls, radiator.



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



Age: 1900 (unverified)	Postcode: TQ4 5LH
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £5,000 at asking price
Electric meter position: Porch cupboard	Gas meter position: Under stairs
Boiler positioned: Kitchen. Hot water cylinder on landing.	Water: Meter
Loft:	Rear Garden Facing:
Total Floor Area: Approx 142 sq 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.

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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