



Tallow Wood Close, Paignton

£379,950



WILLIAMS HEDGE
estate agents



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5 TALLOW WOOD CLOSE, PAIGNTON, TQ3 3HD

Spacious detached family home | Very well presented | Entrance hall | Ground floor WC
Kitchen/diner | Four bedrooms (en-suite shower room) | Sitting room | Bathroom | Integral double
tandem garage | Driveway parking to the front | Large enclosed rear garden | No chain

A spacious split level detached family home set in a desirable location being presented to the market with no upward chain. To the front is an attractive resin driveway providing off road parking for one vehicle and an easy maintenance front garden. Internal accommodation comprises, entrance hall, ground floor WC, kitchen diner, integral double garage measuring approximately 23 feet in length, four bedrooms with master en suite shower room, sitting room and family bathroom. To the rear is a beautiful enclosed private garden measuring approximately 60 feet to the rear boundary. Viewing highly recommended.

The Accommodation Comprises

GROUND FLOOR

ENTRANCE HALL - Radiator, laminate wood effect flooring, ceiling light point, stairs to first half landing.

KITCHEN/DINER - 5.33m x 3.07m (17'6" x 10'1")
Laminate wood effect flooring, matching wall base and drawer units, roll edged work surfaces over, uPVC double glazed double opening window to the front, inset stainless steel sink with matching drainer, built-in 4 ring gas hob, built in oven, radiator, ceiling light point, smooth finish ceiling, inset spotlights.



GROUND FLOOR WC - 1.63m x 0.89m (5'4" x 2'11") Continuation of laminate wood effect flooring, wall hung hand wash basin, radiator, ceiling light point, uPVC double glazed window to the front, low level close coupled WC.

SITTING ROOM - 5.13m x 3.66m (16'10" x 12'0")
TV point, two radiators, ceiling light point, uPVC double glazed double doors to garden.



FIRST FLOOR (Half Landing)

BEDROOM ONE - 4.57m x 2.92m (15'0" x 9'7")
Double room, built-in wardrobe, hanging rail, ceiling light point, smooth finish ceiling, coving, uPVC double glazed window to rear aspect overlooking the rear garden, radiator.



EN SUITE SHOWER ROOM - 1.93m x 1.55m (6'4" x 5'1") Three-piece suite comprising, low level close coupled WC, pedestal hand wash basin, heated towel rail, shaver point, tiled flooring, inset spotlight, coving, smooth finish ceiling, obscure uPVC double glazed opening window to front, corner shower with glass door and electric shower unit, extractor.

BEDROOM TWO - 4.39m x 3.07m (14'5" x 10'1")
uPVC double glazed to front with double opening windows, ceiling light point, coving, smooth finish ceiling, storage area with sliding doors, raised recess, TV point.



BATHROOM - 2.11m x 1.85m (6'11" x 6'1")
Matching white suite comprising, low level close coupled WC, pedestal hand basin, mixer taps, panel bath, twin hand grips, electric shower, radiator, tiled flooring, obscure uPVC double glazed double opening windows.



SECOND FLOOR (Half Landing)

LANDING Airing cupboard with slatted shelving.

BEDROOM THREE - 3.96m x 2.77m (13'0" x 9'1")
Double bedroom, ceiling light point, access to loft, uPVC double glazed window to rear aspect overlooking rear garden, TV point, raised recess, coving, smooth finish ceiling, radiator.

BEDROOM FOUR - 3.61m x 2.24m (11'10" x 7'4")
Single bedroom, smooth finished ceiling, ceiling light point, uPVC double glazed window to rear, radiator.

INTEGRAL DOUBLE TANDEM GARAGE - 7.16m x 3.05m (23'6" x 10'0")
Ceiling strip light, side hung timber doors, ceiling strip light, personal door to side, worktop to rear with space and plumbing for washing machine and tumble dryer.

OUTSIDE

REAR The rear garden is a truly stunning feature, offering one of the biggest plots in the road, accessed through the double doors of the sitting room to a level patio seating area, steps up to a highly private and secluded enclosed lawn, gravel bed, raised and bordering plant beds with mature shrubs and bushes. Privacy and seclusion, gravel bed, patio seating, steps to lawn, mature shrubs and bushes. Outside tap and access to the front via timber gates.



FRONT Easy maintenance front garden with raised pebble bed, driveway providing off road parking for one vehicle.

PARKING Resin Driveway to the front providing off road parking and integral double tandem garage

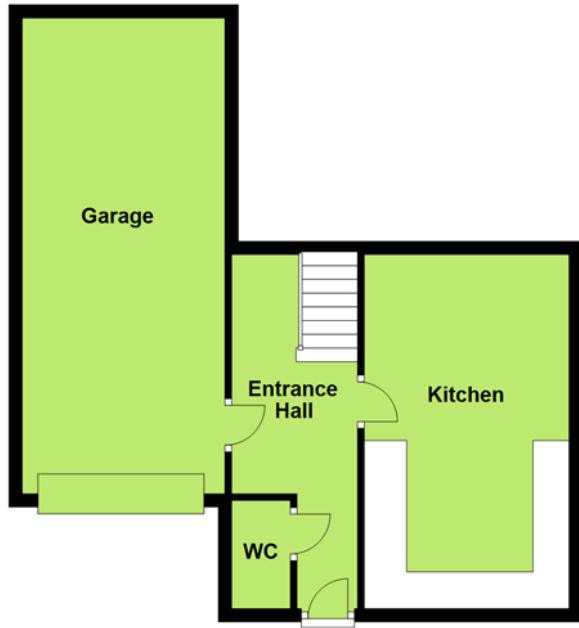
Age: 1999 (unverified)	Postcode: TQ3 3HD
Current Council Tax Band: E EPC Rating: C	Stamp Duty:* £6,497 at asking price
Electric meter position: Outside	Gas meter position: Outside
Boiler positioned: Garage	Water: Meter
Loft: Part boarded	Rear Garden Facing: North West
Total Floor Area: Approx. 115 square meters	Square foot:

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

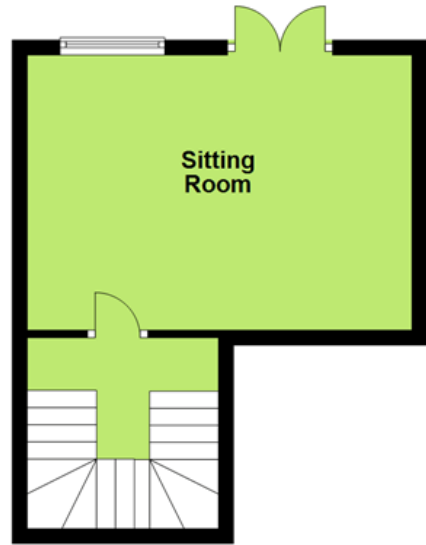
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Ground Floor



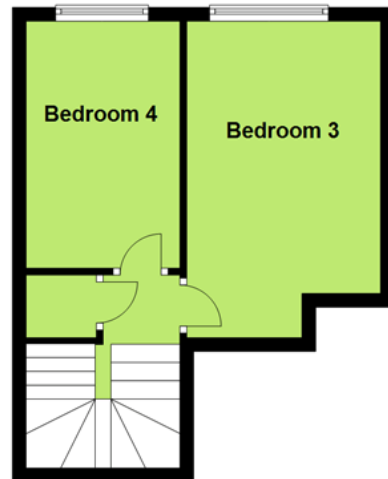
Half Landing



First floor



Half Landing



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