



Tarroway Road, Paignton

£375,000



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

24 TARRAWAY ROAD, PAIGNTON, TQ3 2DU

Semi detached family home | Sought after Preston location | Close to amenities beaches and sea front | Entrance porch | Reception hall | Through sitting/dining room | Kitchen | Garden room
Ground floor shower/WC | Spacious first floor landing | Three bedrooms | Nursery/study
Bathroom/WC | Gas central heating | Double glazing | Useful loft space | Double garage and carport | Sea views | No chain

In the sought-after Preston area, with good access to Hollicombe Beach, Preston seafront and shopping amenities of Preston, the property offers a spacious semi detached family home with double garage and carport. Approach from the road, a pathway leads through the front garden and to the entrance porch, and once inside, the reception hallway leads to the ground floor accommodation which comprises a through sitting/dining room with bay window to front and double doors opening onto the rear garden, a bespoke kitchen with walk-in pantry/utility which then opens into a garden room to the rear aspect with sea views across the bay and sliding doors opening into the landscape rear garden and shower/WC. On the first floor, a spacious landing leads to three bedrooms, a nursery/study and a bathroom/WC. There is also a useful loft room accessed by a pulldown ladder.

To the rear of the property is a composite deck covered by a pergola with established wisteria and access from the garden room and dining area with the remainder of the garden offering several different planting areas, a potting shed and rear access into the double garage. An internal inspection is highly recommended in order to appreciate the spacious family home and convenient and accessible location.

Preston sits between Old Paignton and the boundary with Torquay at Hollicombe and is close to the Historic Oldway Mansion. The main points of interest include the beach, known as Preston Sands, and the neighbouring Paignton beach with its green and pier. Nearby amenities include Primary school, shops, restaurants and public houses and is located within half a mile of the town centre which offers a fine and varied range of shopping facilities and amenities, beaches and harbour, railway and bus station.

The Accommodation Comprises

ENTRANCE PORCH UPVC double glazed windows to side, uPVC double glazed door to

RECEPTION HALL - 7.54m x 1.8m (24'9" x 5'11")
Light point, picture rails, dado rails, radiators with thermostat control, stairs with handrail to first floor, cupboard housing the consumer unit, doors to

SITTING ROOM - 4.7m x 3.96m (15'5" x 13'0")
Pendant light point, picture rails, uPVC double glazed bay window to front with stained glass inset and sea views, radiator with thermostat control, TV connection point, fireplace with inset multifuel burner on slate, stripped and varnished timber flooring, opening to



GARDEN ROOM - 3.96m x 2.62m (13'0" x 8'7") Coved ceiling with pendant light point, picture rails, uPVC double doors opening onto the rear garden, door to

KITCHEN - 5.64m x 2.97m (18'6" x 9'9") Inset spotlights, uPVC double glazed windows to side, fitted kitchen comprising a range of base and drawer units with solid wood block work surfaces over, inset sink and drainer with mixed tap over, chimney breast with recess for range master oven, kickboard heater, built-in wine rack, space for American style fridge freezer, tiled floor, radiator with thermostat control, cupboard housing the combination boiler. Opening to pantry with the window shelving space for appliance under worktop. We are advised that drainage is in situ for to put a washing machine in the space if required. Opening to



DINING ROOM - 3.86m x 3.18m (12'8" x 10'5")

Spotlights, uPVC double glazed windows to rear inside with sea views across the bay, radiator thermostat control, uPVC double sliding doors onto the rear garden.

GROUND FLOOR SHOWER ROOM/WC - 3.56m x 0.79m (11'8" x 2'7") Window, inset spotlight, extractor fan, tiled shower area with electric shower, vanity unit with wash hand basin, close coupled WC, heated towel rail, tiled wall, tiled floor, under stairs storage cupboard.

FIRST FLOOR LANDING Light point, uPVC obscure glazed windows to side, dado rail, access to loft room. Doors to

BEDROOM ONE - 5.05m x 3.96m (16'7" x 13'0") Pendant light point, picture rails, uPVC double glazed bay window to front back with stained glass inset and sea views, radiator with thermostat control.



BEDROOM TWO - 3.86m x 3.18m (12'8" x 10'5") Pendant light point, picture rails, uPVC double glazed bay window, uPVC double garage window to rear aspect with sea views towards Torquay, radiator with thermostat control, fitted wardrobe to chimney recess.

BEDROOM THREE - 2.79m x 2.34m (9'2" x 7'8") Directional spotlight, picture rails, fitted storage cupboard to recess, vertical radiator with thermostat control, uPVC double glazed door opening onto sun terrace enclosed by stainless steel and glazed balustrade with far reaching sea views across the bay.

NURSERY/ BEDROOM/STUDY - 2.97m x 1.19m (9'9" x 3'11") Pendant light, uPVC double casement front, radiator with thermostat control.

BATHROOM WC - 3.1m x 1.8m (10'2" x 5'11") Inset spotlights, uPVC double glazed window. Comprising panelled bath with shower over and glazed screen, vanity unit with wash hand basin, close coupled WC, heated towel rail, tiled walls.



LOFT ROOM - 4.8m x 4.55m (15'9" x 14'11") With sloping ceilings and velux windows to front and rear with far reaching sea view across the bay.

OUTSIDE

FRONT At the front of the property is a level enclosed garden laid to stone chippings maintained with a shrub border and concrete pathway into the front door, enclosed by brick wall.

REAR To the rear of the property is a landscape garden accessed from the garden room and dining room onto a composite deck enclosed by timber fence with covered pergola with established wisteria and also enjoying sea views across the bay, remainder of the garden is a lawned section with planting/shrub borders and potting shed to the corner. The garden pathway leads to a rear door into the double garage. Outside light.



DOUBLE GARAGE AND CARPORT There is a covered carport access from rear service lane and access into the double garage with an electronic up and over door, light and power, window to rear and door leading into the garden. UPVC glazed door to

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



Age: 1930s' (unverified)	Postcode: TQ3 2DU
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £6,250 at asking price
Electric meter position: Hallway cupboard	Gas meter position: Outside front door
Boiler positioned: Kitchen - combi	Water: Meter
Loft: Boarded, insulated, light	Rear Garden Facing: South East
Total Floor Area: Approx 149 sq metres	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.

W657 Printed by Ravensworth 01670 713330