

 **Williams  
Hedge**  
**FOR SALE**  
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Maidenway Road, Paignton

£295,000



**WILLIAMS HEDGE**  
estate agents



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165 MAIDENWAY ROAD, PAIGNTON, TQ3 2PT

Spacious detached bungalow | Stunning sea views | Enclosed entrance porch | Inner hall | Kitchen  
Two double bedrooms | Sitting room | Sun room | bathroom | Easy maintenance front garden  
Driveway parking | Two cellar rooms | Garage to the side | Easy maintenance enclosed rear  
garden | No upward chain

A spacious detached bungalow situated in a popular location. To the front is driveway parking and an easy maintenance garden. Front door opening to enclosed entrance porch, inner hall, sitting room, sun room, two double bedrooms, bathroom and kitchen. The rear rooms of the property benefit from stunning coastal views towards Thatchers Rock. In addition to this accommodation there are two further under house rooms currently used as a wine cellar, seating space and storage room. To the rear is an easy maintenance enclosed garden and there is also a garage to the side. The property is being offered to the market with no upward chain. Viewing highly recommended.

The Accommodation Comprises

**ENCLOSED PORCH** - 1.32m x 1.19m (4'4" x 3'11")  
Ceiling light point, glazed door and matching side screen to

**ENTRANCE HALL** - 2.79m x 2.74m (9'2" x 9'0")  
Coved ceiling, smooth finish ceiling, two radiators, power point, built-in cupboard housing the electric meter and electric consumer unit. Built-in airing cupboard housing the hot water cylinder. Fitted store cupboards with shelving and sliding doors. Access to roof space.

**LOUNGE** - 4.39m x 3.78m (14'5" x 12'5")  
Coved ceiling, ceiling light point, tiled fireplace with fitted gas fire, TV aerial point, two radiators, power points. Windows and casement doors with panoramic sea and coastal views leading to,



**SUN LOUNGE** - 4.44m x 2.01m (14'7" x 6'7")  
uPVC double glazed windows enjoying panoramic sea and coastal views, tiled floor, central heating radiator, uPVC double glazed door leading to sun terrace. Casement door to bedroom.

**FITTED KITCHEN/BREAKFAST ROOM** - 3.94m x 3.96m (12'11" x 13'0")  
Matching wall base and drawer units with roll edged work surfaces over. Inset stainless steel sink and double drainer with mixer tap. tiled surrounds. Built in Creda double oven, inset Creda four ring gas hob, wall mounted Cannon Foldaway Grill, uPVC double glazed window, power points, uPVC side entrance door with two double glazed panels, two ceiling light points. Concealed wall mounted boiler and wall mounted thermostat.



**BEDROOM ONE** - 4.27m x 3.51m (14'0" x 11'6")  
Including full height fitted wardrobes with two sliding mirror doors, side cabinet and dressing table. Double bedroom, radiator, pendant light point. uPVC double glazed window enjoying panoramic sea and coastal views, power points, telephone point, TV aerial. Casement door leading to sun lounge.



**BEDROOM TWO** - 3.3m x 3.23m (10'10" x 10'7" plus built-in wardrobe) Coved ceiling, power points, radiator, double bedroom, smooth finished ceiling, uPVC double glazed window to front aspect.

**BATHROOM/WC** - 2.67m x 1.73m (8'9" x 5'8") Coloured suite comprising panel bath with twin hand grips, close coupled WC, pedestal wash hand basin with fitted wall mirror and striplight over. Pine clad walls and ceiling, combined central heating radiator and towel rail, window. Wall mounted mirror fronted obscure uPVC double glazed window to side, vinyl tile flooring. Corner shower with sliding glass door and mains fed shower, shaver point and light.

**ATTACHED GARAGE** - 4.88m x 2.44m (16'0" x 8'0") Metal up and over door. Power points. Rear window and door.

**OUTSIDE**

**FRONT** Walled in front garden with flower beds, screen hedging, stone pathways, various shrubs and plants. Cold water tap. Block and brick walls.

**PARKING** Driveway provides off-road parking with double opening wrought iron front gates.

**UNDERHOUSE ROOMS**

**ROOM ONE/WINE CELLAR** - 4.22m x 2.26m (13'10" x 7'5" max head height 6'5" (1.96m)) Sub-divided and separated by glazed partition offering a wine cellar and seating area, wooden floor, electric light, wood panelled walls. Double opening louvre doors to

**ROOM TWO** - 4.44m x 3.84m (14'7" x 12'7" head height 6'10" (2.08m)) Electric light. Power point. Storage.

**SUN TERRACE** Surrounded by low brick wall and enjoying fabulous views.

**REAR** Panel fencing, flower beds, rockeries, small vegetable pot, soft fruit bed, paved patio and two large circular central feature beds with natural stone walls and brick capping, mature shrubs and bushes. Cold water tap. Aluminium frame greenhouse.



Age: 1950's (unverified)	Postcode: TQ3 2PT
Current Council Tax Band: D	Stamp Duty:* £2,250 at asking price
EPC Rating: D	
Electric meter position: Cupboard next to bathroom	Gas meter position: Garage
Boiler positioned: Kitchen	Water: Rates
Loft: Insulated & light	Rear Garden Facing: North East
Total Floor Area: approx. 77 Sqm	Square foot: Approx 828 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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