



Brixham Road, Paignton

£245,000



WILLIAMS HEDGE
estate agents



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9 BRIXHAM ROAD, PAIGNTON, TQ4 7HG

Mid terrace family home | Level front & rear gardens | Reception hall | Sitting room | Dining room
Kitchen | Open plan sitting room | Kitchen | Dining room | First floor landing | Three good size
bedrooms | Spacious shower room/WC | Gas central heating | Double glazing
Convenient for local schools and amenities

A well-presented family home in a convenient and accessible location, convenient for local schools, Supermarkets and road links for the remainder of Torbay and beyond. Approached from the front there is an enclosed low maintenance garden leading to the front door and once inside, a reception hall with under stairs storage then leads into the open plan living area which offers a sitting room to the front aspect, dining room with double doors opening onto the rear garden and a contemporary kitchen. On the first floor a landing leads to three good sized bedrooms and a spacious shower room/WC. The property is further complimented throughout with UPVC double glazed windows and doors and gas central heating. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

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

Canopied entrance with UPVC double glazed door to,

The Accommodation Comprises

RECEPTION HALL - 3.84m x 1.78m (12'7" x 5'10")
Coved ceiling with light point, smoke detector, stairs with handrail to first floor, radiator with thermostat control, under stairs storage cupboard, cupboard housing the electric meter and consumer unit, opening to

SITTING ROOM - 4.09m x 3.02m (13'5" x 9'11")
Coved ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, fireplace with electric fire and timber surround, TV connection point, opening to



KITCHEN/DINER - 5.99m x 3.78m (19'8" max x 12'5")

Dining area: Coved ceiling with light point and ceiling fan, UPVC double doors opening onto the rear garden, radiator with thermostat control.

Kitchen area: Coved ceiling with light point, UPVC double glazed window to rear aspect. Fitted kitchen comprising range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surround, matching eye level cabinets, cupboard housing the boiler, integral electric oven, space and plumbing for washing machine, UPVC obscure glazed door leading to the rear garden.



FIRST FLOOR LANDING - 2.44m x 1.93m (8'0" x 6'4") Coved ceiling with pendant light point, hatch to loft space, doors to

BEDROOM ONE - 3.66m x 3.48m (12'0" x 11'5") Light point, UPVC double glazed window to front, radiator with thermostat control.



BEDROOM TWO - 3.45m x 3.2m (11'4" x 10'6") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 2.59m x 2.44m (8'6" x 8'0") Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

SHOWER ROOM/WC - 2.41m x 2.16m (7'11" x 7'1") Coved ceiling with light point, UPVC obscure window. Comprising large shower with glazed screen, vanity unit with wash hand basin, close coupled WC, heated towel rail, tiled walls.



OUTSIDE

FRONT At the front of the property is a low maintenance garden laid to concrete with flowerbed/shrub border and enclosed by block wall and timber fence.

REAR At the rear of the property and accessed from the kitchen/dining room is a good-sized level garden with a timber deck immediately off the dining room and kitchen with the remainder partly laid to concrete, stone chippings and a small area of lawn with planted/shrub border to the side. The garden is enclosed by timber fence, block wall and there is a timber gate leading to a rear service lane.



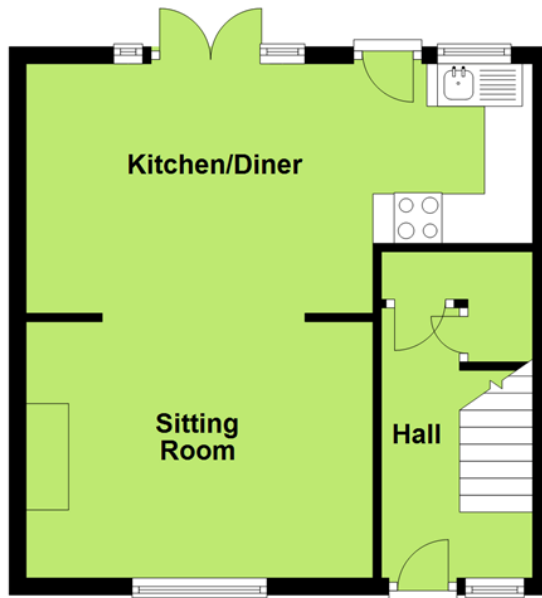
Age: 1946 (unverified)	Postcode: TQ4 7HG
Current Council Tax Band: B EPC Rating: C	Stamp Duty:* £0 at asking price
Electric meter position: Hall cupboard	Gas meter position: Outside front
Boiler positioned: Combi / Kitchen	Water: Meter
Loft: Insulated, part boarded, fixed ladder, light point	Rear Garden Facing: West
Total Floor Area: approx. 80 Sqm	Square foot: approx. 861 Sqft

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

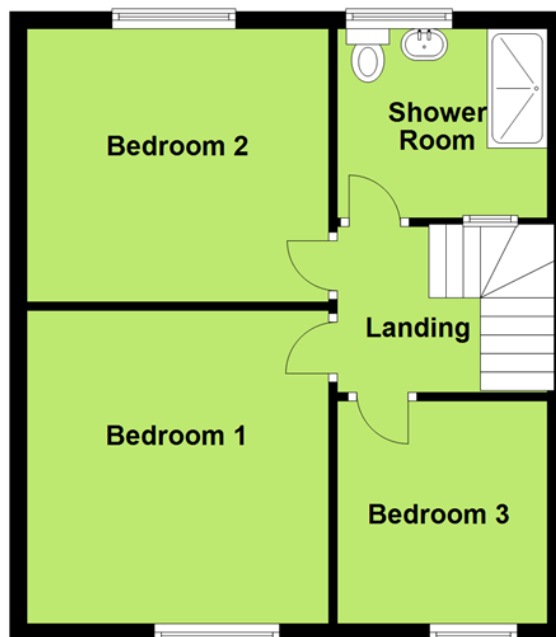
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Ground Floor



First Floor



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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