



Cherry Brook Drive, Paignton

£330,000



**WILLIAMS HEDGE**  
estate agents



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## 18 CHERRY BROOK DRIVE, PAIGNTON, DEVON TQ4 7NB

Semi-detached home with sea views to Brixham | Integral garage and parking | Sought-after residential location | Sitting/dining room | Kitchen | Conservatory | Inner hallway | Three bedrooms  
One ensuite bathroom/WC | Tiered rear garden

In the sought after Cherry Brook area of Paignton the property offers a deceptively spacious home with sea views, off road parking and a large garage. Approached from the road, a block paved driveway provides ample off-road parking and leads to the integral garage, a staircase then leads to a front balcony which enjoys views over to Brixham Breakwater. Once inside there is a spacious sitting/dining room with large window to the front aspect with the remainder of the accommodation comprising a fitted kitchen, conservatory, three bedrooms, one with an ensuite bathroom/WC and there is a further bathroom/WC with walk in shower area. Outside to the rear is a landscaped garden with several different planting/seating areas and a covered side access leading to the front of the property. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

### The Accommodation Comprises

Steps up to balcony with sea views over to Brixham, uPVC double glazed door opening to

**SITTING/DINING ROOM** - 4.83m x 4.78m (15'10" x 15'8") Inset spotlights, smoke detector, uPVC double glazed window to front aspect with open outlook, radiators, wall mounted electric fire, TV connection point, door to inner hallway, door to



**KITCHEN** - 3.68m x 2.84m (12'1" x 9'4") Inset spotlights and pendant light point, UPVC double glazed window and doors to conservatory. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surrounds, wall mounted cabinets, integral fridge and freezer, integral washing machine, integral dishwasher. Tiled flooring, UPVC double doors to



**CONSERVATORY** - 4.5m x 1.63m (14'9" x 5'4") Polycarbonate roof with UPVC double glazed windows to three sides and UPVC door opening onto the rear garden, radiator with thermostat control, power point, light points, tiled floor.



**BEDROOM TWO** - 3.86m x 3.2m (12'8" x 10'6") Light point, UPVC double glazed window to front aspect, radiator with thermostat control, storage cupboard.



**INNER HALLWAY** - 1.6m x 1.04m (5'3" x 3'5") Pendant light point, access to loft space, radiator, doors to

**BEDROOM THREE** - 3.66m x 3.2m (12'0" x 10'6" max) Light point, UPVC double glazed window to rear aspect, radiator.

**BATHROOM** - 3.63m x 1.88m (11'11" x 6'2" max) Spotlights, extractor fan, UPVC obscure glazed window. Comprising bath with shower attachment over, walk in shower enclosure, pedestal wash hand basin, close coupled WC, tiled walls, tiled floor, heated towel rail.

From inner hallway door to a staircase leading to

**BEDROOM ONE** - 4.78m x 3.1m (15'8" max x 10'2") Spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, understairs storage cupboard, TV connection point, door to



**ENSUITE BATHROOM/WC** - 2.18m x 1.91m (7'2" x 6'3") Spotlight, extractor fan, bath with shower attachment over, pedestal wash hand basin, close coupled WC, tiled walls, tiled floor, heated towel rail.



**OUTSIDE**

**FRONT** To the front of the property is a block paved driveway providing parking and leading to the integral garage. To the side is a low maintenance garden with artificial grass and there is a pathway with steps leading to the front balcony and to the front door. The front balcony is enclosed by railings and enjoys some sea views towards Brixham.

**REAR** To the rear of the property is a tiered garden accessed from the conservatory onto a paved patio with pathway leading through the garden to various tiers and to a central seating area with timber pergola over and sea views towards Brixham. Enclosed by timber fence and trellis fencing, outside tap and a useful covered side access. Outside light.



**INTEGRAL GARAGE** - 4.83m x 4.78m (15'10" x 15'8") maximum dimensions With electric roller door, light point, power point, gas meter, electric meter and water meter, outside tap, cold water tap, wall mounted boiler, door to side leading onto the covered side access which also has a door to the front driveway.

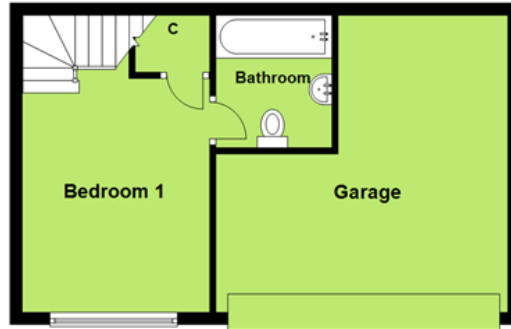
Age: 1958 (unverified)	Postcode: TQ4 7NB
Current Council Tax Band: C EPC Rating: D	Stamp Duty:* £4,000 at asking price
Electric meter position: Near garage	Gas meter position: Near garage
Boiler positioned: Garage - combi	Water: Meter
Loft: Part boarded, insulated	Rear Garden Facing: North East
Total Floor Area: Approx 99 square meters	Square foot: 1065 approx

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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