



Youngs Park Road, Paignton

£520,000



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estate agents



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Large six bed coastal home | Stones throw to Goodrington beach and overlooking Youngs Park
Level access to Goodrington Beach and seafront | Off-road parking | Enclosed rear garden
Entrance porch | Reception hall | Sitting room | Dining room | Kitchen/breakfast room | Utility
Ground floor games room | Six bedrooms | Ensuite shower room | Family bathroom | Separate WC
Flexible use for family home, holiday home/flat

With convenient and level access to Goodrington Beach and seafront the property offers a character Victorian home with accommodation arranged over four floors. The property offers flexible accommodation suitable for a variety of uses including a family home or holiday home and it has been utilised as a holiday let in recent years to provide a home and income.

At road level there is a private block paved drive providing parking for two vehicles and paved stairs lead to the front door. Once inside, an entrance porch opens into the spacious reception hallway with high ceilings and engineered oak flooring and the ground floor accommodation offering a sitting room with bay window to the front aspect, dining room, both with high ceilings and engineered oak flooring, kitchen/breakfast room, utility and WC. On the first floor are three double bedrooms, bedroom one with an ensuite shower room/WC, family bathroom/WC and WC. On the second floor are three further bedrooms. From the ground floor hallway, a staircase leads to a ground floor games room with double glazed windows to the front aspect. An internal inspection is highly recommended in order to appreciate this superbly presented home in an enviable coastal location.

The Accommodation Comprises

Composite door to

ENTRANCE PORCH Coved ceiling with pendant light point, tiled flooring, door to

RECEPTION HALL - 7.04m x 1.68m (23'1" x 5'6" max) Coved ceiling with pendant light points, picture rails, stairs with handrail to first floor, dado rails, radiator, stairs to basement, doors to

SITTING ROOM - 4.6m x 3.96m (15'1" into bay x 13'0") Decorative coved ceiling with ceiling rose and pendant light point, picture rails, UPVC double glazed bay window to front aspect, vertical radiator with thermostat control, TV connection point, ornate fireplace with timber surround, opening to



DINING ROOM - 3.94m x 3.71m (12'11" x 12'2") Decorative coved ceiling with ceiling rose and pendant light point, picture rails, UPVC double glazed window to rear aspect, wood panelling to dado rail height, radiator with thermostat control, door to hallway, door to



KITCHEN/BREAKFAST ROOM - 3.73m x 3.38m (12'3" x 11'1") Coved ceiling with inset spotlights, UPVC double glazed window to side, eye-level cabinets, cupboard housing the boiler, space for range style cooker with extractor over, space and plumbing for dishwasher, tiled flooring, door to hallway, opening to utility area with inset spotlights, UPVC double doors opening onto the rear garden, space for American style fridge freezer, cupboard with space and plumbing for washing machine and tumble dryer over, further storage cupboards, continuation of tiled flooring, door to



GROUND FLOOR WC - 1.17m x 0.66m (3'10" x 2'2") Coved ceiling with light point, obscure glazed window, close coupled WC, wall mounted wash hand basin with tiled splashback.

FIRST FLOOR LANDING Coved ceiling with pendant light points, smoke detector, dado rails, radiators with thermostat control, stairs to second floor landing, doors to

BEDROOM ONE - 4.67m x 3.71m (15'4" into bay x 12'2") Decorative coved ceiling with ceiling rose and light point, UPVC double glazed bay window to front aspect, vertical radiator.



BEDROOM SIX - 5.66m x 1.63m (18'7" x 5'4") With sloping ceiling, UPVC double glazed window to rear aspect, velux window.

GROUND FLOOR GAMES ROOM - 5.31m x 4.19m (17'5" x 13'9" into window recess) Inset spotlights, UPVC double glazed windows to front aspect, radiator with thermostat control.



ENSUITE SHOWER ROOM/WC - 2.57m x 1.65m (8'5" x 5'5") Coved ceiling with inset spotlights, extractor fan, UPVC double glazed window, radiator with towel rail. Comprising large walk-in shower enclosure, vanity unit with inset wash hand basin and tiled splashback, low level WC with concealed cistern.



FRONT At the front of the property is a block paved driveway providing off road parking for two vehicles. Paved stairs with wrought iron balustrade then lead to a small front terrace and to the front door.

REAR To the rear of the property and accessed from the kitchen/breakfast room is a level garden laid to paving and enclosed by low level block wall and timber fence with a timber gate leading onto a rear service lane. Outside tap. Outside power point. Timber summer house/garden store.



BEDROOM TWO - 4.01m x 3.71m (13'2" x 12'2" into recess) Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 3.4m x 2.97m (11'2" x 9'9" to door recess) Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM - 2.36m x 2.06m (7'9" x 6'9") Inset spotlights, extractor fan, uPVC double glazed window. Four-piece suite comprising bath with central mixer tap and shower attachment, separate shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail.

WC - 1.8m x 0.76m (5'11" x 2'6") Pendant light point, UPVC obscure glazed window. Comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap over, part tiled walls.

SECOND FLOOR LANDING Coved ceiling with pendant light points, velux window, doors to

BEDROOM FOUR - 4.83m x 3.71m (15'10" max x 12'2" max) L-Shaped with pendant light point, velux window and UPVC double glazed window to rear aspect, radiator with thermostat control, access to under eaves storage.

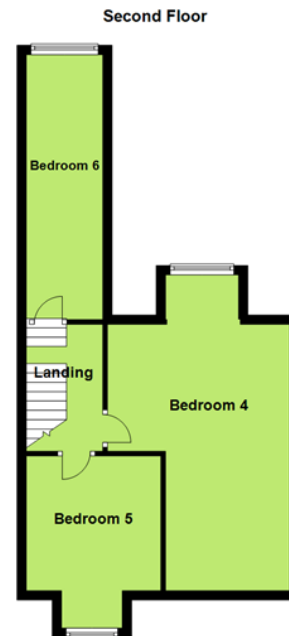
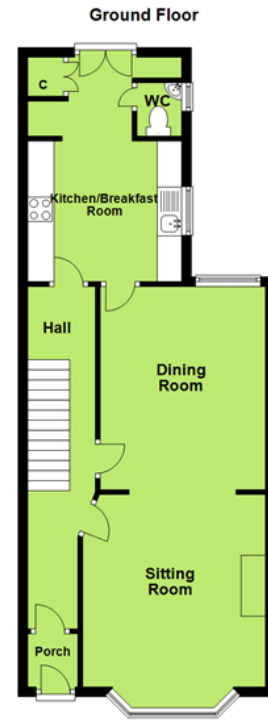
BEDROOM FIVE - 2.9m x 2.82m (9'6" x 9'3") Coving with pendant light point, UPVC double glazed window with outlook, radiator with thermostat control access to loft space.

AGENTS NOTE Please be advised that this property has previously been utilised as a holiday let and income figures are available on request.

Age: (unverified)	Postcode: TQ4 6BU
Current Council Tax Band: E EPC Rating: D	Stamp Duty:* £13,500 at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: Approx 172 square meters	Square foot: Approx 1,926

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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