



Tallow Wood Close, Paignton

£350,000



**WILLIAMS HEDGE**  
estate agents



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## 7 TALLOW WOOD CLOSE, PAIGNTON, TQ3 3HD

Detached family home | Tandem double garage | Two driveways | Hallway | Kitchen/Dining room  
Sitting room | Ground floor WC | Four double bedrooms | Ensuite shower room | Family bathroom

In a cul-de-sac position the property offers a detached family home with tandem double garage, two driveways and an enclosed garden. Internally, the accommodation comprises a spacious kitchen/dining room to the front aspect, ground floor WC, sitting room with sliding doors opening onto the rear garden, four double bedrooms, one with an ensuite shower WC and there is a family bathroom WC. To the rear of the property is an enclosed garden raised over two tiers with a good size patio serving the sitting room and then raised lawned area enclosed by timber fence and gated side access. 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 provides a dual carriage way to Exeter and the M5 making Torbay very accessible.

### The Accommodation Comprises

Timber door with glazed inset to

**RECEPTION HALL** - 5.49m x 1.85m (18'0" x 6'1")  
Coved ceiling with pendant light point, smoke detector, stairs to split level landing, radiator with thermostat control, doors to

**KITCHEN/BREAKFAST ROOM** - 5.36m x 3.12m (17'7" x 10'3")  
Coved ceiling with light points, window to front aspect, fitted kitchen comprising range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with

mixer tap over, electric hob with extractor over, built-in electric oven and microwave oven, space for American style fridge freezer, integral dishwasher.



**WC** - 1.75m x 0.86m (5'9" x 2'10")  
Light point, window. Comprising wall mounted wash hand basin with tiled splashback, close coupled WC, radiator with thermostat control.

**INTEGRAL GARAGE** - 7.19m x 2.97m (23'7" x 9'9")  
Tandem garage with double timber doors to front, light point, power sockets, telephone point, utility area at the rear with base units and work surfaces over, inset sink and drainer, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, window and door to side access.

**SITTING ROOM** - 5.11m x 3.66m (16'9" x 12'0")  
Coved ceiling with light point, window to rear and sliding doors opening onto the rear garden, radiators with thermostat control, fireplace with inset electric fire.



Split level landing, doors to

**BEDROOM ONE** - 4.57m x 2.92m (15'0" x 9'7")  
Coved ceiling with Light point, window to rear aspect, access to loft space, fitted wardrobe. Door to



**ENSUITE SHOWER WC** - 1.96m x 1.8m (6'5" x 5'11") Coved ceiling with inset spotlight, obscure glazed window. Comprising shower cubicle with electric shower, pedestal wash hand basin, close coupled WC, part tiled walls, radiator with thermostat control.

**BEDROOM TWO** - 4.34m x 3.12m (14'3" x 10'3")  
Coved ceiling with light point, window to front aspect, radiator with thermostat control, fitted storage.

**BATHROOM WC** - 2.11m x 1.85m (6'11" x 6'1")  
Inset spotlights, window. Panelled bath with twin hand grips and electric shower over, wash hand basin, close coupled WC, part tiled walls, shaver socket, radiator with thermostat control.



**BEDROOM THREE** - 4.67m x 3.18m (15'4" x 10'5")  
Light point, window to rear aspect, radiator with thermostat control, access to loft space.

**BEDROOM FOUR** - 3.56m x 2.31m (11'8" x 7'7")  
Light point, window to rear aspect, radiator with thermostat control, telephone point.

## OUTSIDE

**FRONT** At the front of the property is a driveway providing off-road parking and leading to the double tandem garage. At the side is a further driveway providing additional off road parking.

**REAR** At the rear is an enclosed garden arranged over two tiers with a good-sized patio accessed from the sitting room and steps leading to a raised lawn area enclosed by timber fence. Storage sheds, gated side access.



Age: (unverified)	Postcode: TQ3 3HD
Current Council Tax Band: E	Stamp Duty:* £5,000 at asking price
EPC Rating: D	
Electric meter position:	Gas meter position:
Boiler positioned: Garage - combi	Water: Meter
Loft:	Rear Garden Facing: North West
Total Floor Area: approx. 117 Sqm	Square foot: approx. 1,259 Sqft

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

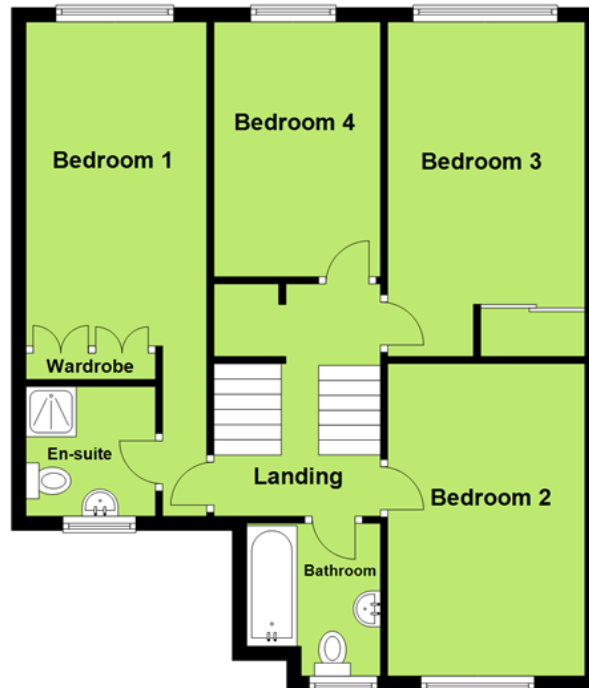
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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