



Lutyens Drive, Paignton

Guide Price £360,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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1 LUTYENS DRIVE, PAIGNTON, TQ3 3LA

Spacious detached family home | Immaculately presented | Entrance hall | Ground floor WC  
Sitting room with archway to dining room and well appointed kitchen | First floor landing  
Family bathroom | Four generous sized bedrooms (one has en suite shower room) | Sea views  
from the rear of the property Enclosed rear garden | Integral garage | Ample parking to the front  
Viewing highly recommended

A beautifully presented spacious detached family home located in a convenient location. Ground floor accommodation comprises, entrance hall, ground floor WC, sitting room with archway to dining room and well-appointed kitchen. First floor offers, family bathroom and four generous sized bedrooms with the rooms to the rear benefiting from sea views, bedrooms one has en suite shower room. Externally the property offers front and rear gardens, side by side parking and an integral garage. Viewing highly recommended. For further information please contact our office on 01803 554322

The Accommodation Comprises

Composite front door to

**ENTRANCE HALL** - 3.89m x 0.91m (12'9" x 3'0") With laminate wood effect flooring, light point, radiator, stairs to the first floor, wall mounted thermostat controlling the central heating system, under stairs storage cupboard. Doors to living room and kitchen.

**SITTING ROOM** - 4.62m x 3.38m (15'2" x 11'1") Continuation of wood effect laminate flooring, ceiling light point, coving, TV aerial points, electric fire with timber mantle and marble effect surround and hearth, two radiators, uPVC double glazed double sliding doors to rear garden. Archway to dining room.



**DINING AREA** - 2.79m x 2.62m (9'2" x 8'7") Continuation of laminate wood effect flooring, radiator, uPVC double glazed window to the rear with sea views and views of the garden. Door to kitchen.

**KITCHEN** - 4.44m x 2.62m (14'7" x 8'7") Well-appointed kitchen with matching wall base drawer units, square edged granite work surfaces over, inset porcelain sink with monoblock mixer tap, built-in oven grill microwave, dishwasher, fridge freezer, smooth finish ceilings, spotlights, extractor hood, uPVC double glazed door giving access to the side/garden, radiator.



**DOWNSTAIRS WC** - 1.88m x 0.89m (6'2" x 2'11") Laminate wood effect flooring, low level close coupled WC with push button flush, radiator, hand wash basin with tiled splashback, obscured window to front, wall mounted electric consumer unit, ceiling light, telephone point.

**FIRST FLOOR LANDING** Access to loft, ceiling light point, smoke detector, radiator, doors to bedrooms and bathroom.

**BEDROOM ONE** - 3.61m x 3.05m (11'10" x 10'0") Double bedroom, ceiling light point, built-in wardrobes with hanging rails and shelving, TV aerial points, radiator, uPVC double glazed double doors with Juliette balcony. Door to



**ENSUITE SHOWER ROOM** Vinyl wood effect flooring, low level close coupled WC with push button flush, pedestal hand wash basin with monoblock mixer tap, tiled splashback, obscure double glazed window to the side, directional ceiling spotlight, extractor fan, mains fed shower with glass door, shower tray, and tiling.

**BEDROOM TWO** - 3.66m x 2.46m (12'0" x 8'1") Double bedroom, radiator, ceiling light point, uPVC double glazed window to the rear overlooking rear garden and coastal views sea views towards Torquay and Paignton, built-in wardrobe with hanging rail, shelving, and mirror fronted sliding door.

**BEDROOM THREE** - 2.97m x 2.57m (9'9" x 8'5") Double bedroom, ceiling light point, double glazed window to the front, built-in wardrobes with hanger and shelving.

**BEDROOM FOUR** - 3m x 2.46m (9'10" x 8'1") Double bedroom, ceiling light point, radiator, wardrobe, uPVC double glazed window with coastal views towards Brixham and Torquay.

**BATHROOM** - 2.13m x 1.7m (7'0" x 5'7") White suite comprising low level close coupled WC, push button flush pedestal hand wash basin and mono block mixer tap, panelled bath with central mixer taps and electric shower, shaver point obscure double glazed window to the side, partly tiled walls and tiled flooring, extractor fan, directional ceiling spotlights, radiator.

## OUTSIDE

**FRONT** Driveway parking for at least two vehicles side-by-side, outside tap, pebble bed with paved path to timber gate giving access to the rear garden, path to front door, raised with fencing and natural boundary to the front.

**REAR** Mainly laid to lawn with patio seating areas enclosed with panel fences and brick wall, mature bushes and shrubs, bordering plant beds, timber shed for storage, outside lighting.



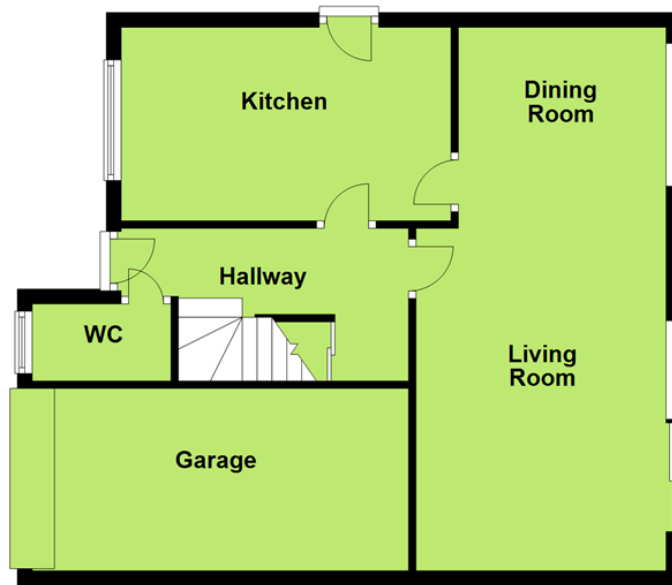
Age: 22 years (unverified)	Postcode: TQ3 3LA
Current Council Tax Band: E EPC Rating: C	Stamp Duty: * £5,500 at asking price
Electric meter position: Outside	Gas meter position: Outside
Boiler positioned: Kitchen conventional boiler	Water: Meter
Loft: Insulated / part boarded	Rear Garden Facing: South
Total Floor Area: 98 Sqm	Square foot: 1,054 Sqft

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

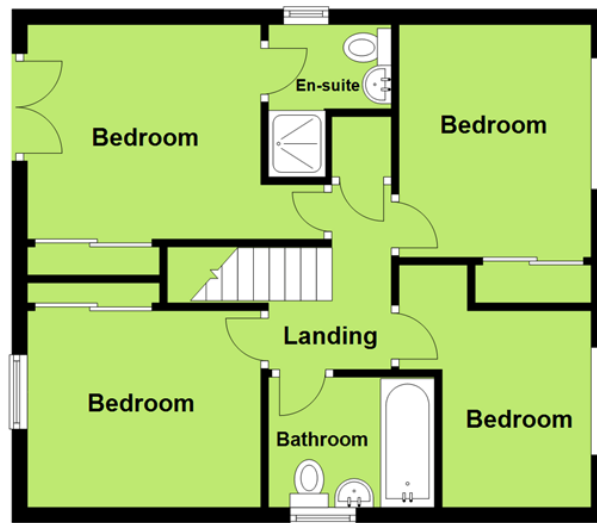
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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