



Totnes Road, Collaton St Mary, Paignton

£499,950



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## 378 TOTNES ROAD, COLLATON ST MARY, PAIGNTON, DEVON TQ4 7DG

Spacious detached home | Front and rear gardens | Planning permission for double garage and driveway | Reception hall | Stunning kitchen/breakfast room | Utility | Ground floor shower/WC  
Spacious sitting room | Family room/dining room | Study/bed five | First floor landing | Four double bedrooms (bedroom one with ensuite) | Family bathroom | Gas central heating | Double glazing

In a convenient and accessible location on the outskirts of Paignton the property offers an exceptional detached home with spacious family accommodation arranged over two floors. Collaton is located on the semi rural outskirts of Paignton and offers a local primary school, nearby secondary school, bus route and good road links for the amenities of Paignton town, nearby retail parks on Brixham Road and the Ring Road for A380, M5 and beyond. The historic market town of Totnes is approximately 5 miles distant and offers a further range of shopping facilities.

Approached from the road a concrete pathway leads through the front garden and to the front door. At road level there is the opportunity to create off road parking with planning permission to install a double width parking bay and a double garage. Once inside, a spacious reception hall opens into the stunning kitchen/breakfast room with island, a utility room and ground floor shower room. An inner hallway then leads to the remainder of the ground floor accommodation which comprises a spacious sitting room to the front aspect with open countryside views and sliding doors opening onto a sun terrace, dining room/family room and office/bedroom five. On the first floor the landing leads to four double bedrooms, bedroom one with an ensuite shower room and sliding doors opening onto a balcony, and there is a spacious four piece family bathroom with double width spa bath. The property is further complimented with gas central heating, double glazing, countryside views and a swimming pool. An internal inspection is highly recommended in order to appreciate this superb property and the accommodation on offer.

### The Accommodation Comprises

Covered entrance with light point and UPVC obscure glazed door to

**RECEPTION HALL** - 3.48m x 1.78m (11'5" x 5'10") Coved ceiling with spotlights, UPVC double glazed window to side, radiator with thermostat control, storage cupboard with shoe racks, opening to

**KITCHEN/BREAKFAST ROOM** - 6.25m x 3.35m (20'6" x 11'0") Coved ceiling with inset spotlights, UPVC double glazed window to front aspect with outlook towards open countryside. 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, inset induction hob with extractor over, built-in electric oven, integral dishwasher, space for American style fridge freezer, island/breakfast bar with storage below and pendant light point over, radiator with thermostat control, door to inner hallway, door to



**UTILITY** - 3.23m x 2.26m (10'7" x 7'5") Directional spotlights, UPVC double glazed window to rear aspect, tiled flooring, UPVC double glazed door opening onto the rear garden, space and plumbing for washing machine and tumble dryer with work surface over, inset sink and drainer, radiator with thermostat control, boiler cupboard with UPVC obscure glazed window, access to under stairs storage, wall mounted boiler and hot water cylinder.

**GROUND FLOOR SHOWER ROOM/WC** - 2.64m x 0.94m (8'8" x 3'1") Directional spotlights, UPVC obscure glazed window. Comprising tiled shower enclosure with bifold door, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls and floor.

**INNER HALLWAY** - 5.79m x 0.94m (19'0" x 3'1") Coved ceiling with inset spotlights, radiator with thermostat control, stairs with hand rail to first floor, double doors to

**SITTING ROOM** - 7.82m x 4.29m (25'8" x 14'1") maximum and 4.22m (13'10") into bay Coved ceiling with inset spotlights, UPVC double glazed bay window to front aspect with open outlook towards surrounding countryside, TV connection point, radiator with thermostat control, UPVC double glazed sliding doors opening onto front sun terrace.



**DINING/FAMILY ROOM** - 3.68m x 3.45m (12'1" x 11'4") Coved ceiling with pendant light points, UPVC double glazed window to rear aspect, radiator with thermostat control.



**STUDY/BEDROOM FIVE** - 3.61m x 2.9m (11'10" x 9'6") Coved ceiling with light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

**FIRST FLOOR LANDING** - 5.11m x 2.64m (16'9" x 8'8") maximum over stairwell narrowing to 0.91m (3'0") Coved ceiling with inset spotlights, skylight, smoke detector, radiator with thermostat control, hatch to loft space, doors to

**BEDROOM ONE** - 7.37m x 4.27m (24'2" x 14'0") max Light point, dual aspect with UPVC double glazed window to front with outlook towards surrounding countryside and UPVC double glazed sliding doors to rear opening onto balcony, radiator with thermostat control, fitted wardrobes to one wall, door to



**EN SUITE SHOWER ROOM/WC** - 1.91m x 1.27m (6'3" x 4'2") Light point, extractor fan, velux window. Comprising vanity unit with inset wash hand basin, WC, tiled shower cubicle with sliding doors, tiled floor, heated towel rail.



**BEDROOM TWO** - 5.03m x 4.32m (16'6" x 14'2") max Inset spotlights, UPVC double glazed window to front aspect with outlook towards surrounding countryside, radiator with thermostat control, fitted double wardrobe with sliding mirror fronted doors.



**BEDROOM THREE** - 4.34m x 3.81m (14'3" x 12'6") Inset spotlights and pendant light point, UPVC double glazed window to front aspect with outlook towards surrounding countryside, radiator with thermostat control, fitted wardrobes to one wall.

**BEDROOM FOUR** - 4.32m x 3.89m (14'2" x 12'9") Radiator with thermostat control, fitted wardrobes with sliding mirror fronted doors, door to

**WC** - 1.02m x 0.91m (3'4" x 3'0") Light point, obscure glazed window comprising close coupled WC, wall mounted wash hand basin with splashback, tiled floor.

**BATHROOM/WC** - 2.79m x 2.77m (9'2" x 9'1") plus shower recess Inset spotlights, UPVC obscure glazed window. Comprising double width spa bath with mixer tap, separate shower cubicle, wash hand basin with mixer tap, close coupled WC, radiator with thermostat control, heated towel rail, tiled floor.



## OUTSIDE

**FRONT** At the front of the property is a good sized lawned garden with concrete pathway to the side leading to the front door. A sun terrace spans the width of the property and is accessed from the sitting room with an open outlook towards the surrounding countryside. The garden is enclosed by mature hedgerow and small trees and timber fence to the front boundary. Timber garden shed. At road level there is approved planning permission for a parking bay and double garage.

**REAR** To the rear of the property and accessed from the utility room is a patio running the length of the property and continuing to both sides with gated access to the front. From here steps lead to a raised timber deck with an open outlook over the surrounding area. The remainder of the garden is laid to lawn with a swimming pool.



Age: 1930s' (unverified)	Stamp Duty:* £12,497 at asking price
Council Tax Band: D	Tenure: Freehold
EPC Rating: C	
Services – Mains gas & electricity, Water & sewerage	
Electric Meter Position: Lounge	Gas Meter Position: Left of front porch
Boiler Position: Boiler room - conventional	Water:
Loft: Part boarded, insulated, light	Rear Garden Facing:
Total Floor Area: Sqm	Square foot:

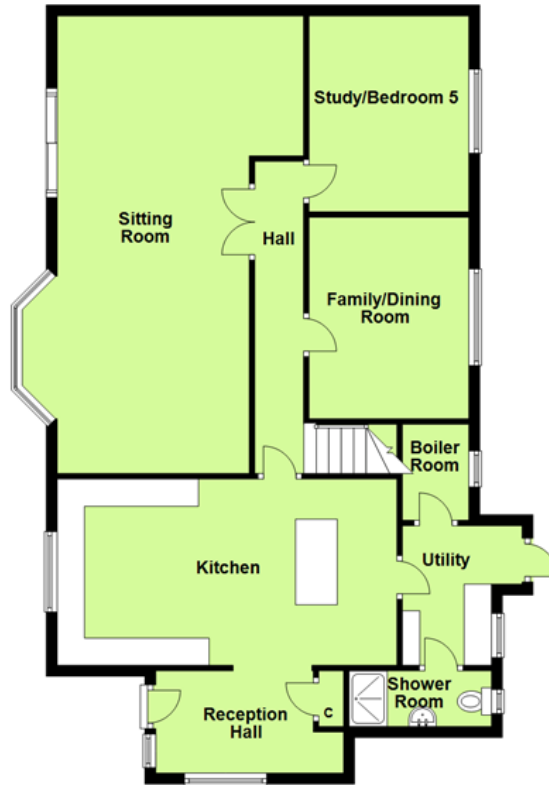
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

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

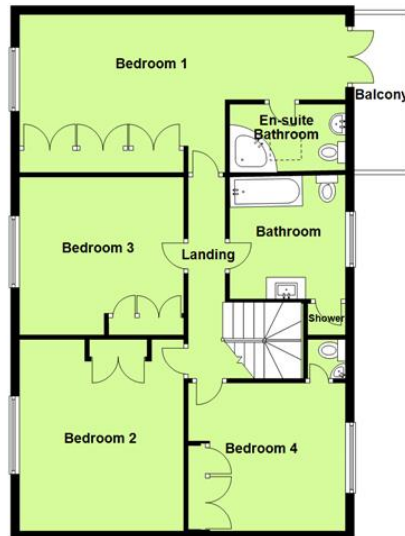


This Floorplan is not to scale and should only be used as a guide.

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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