



Shorton Valley Road, Paignton

£259,950



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## 81 SHORTON VALLEY ROAD, PAIGNTON, TQ3 1RE

No upward chain | Bay fronted | Well presented | Entrance hall | Sitting room | Kitchen/diner  
Two double bedrooms | En-suite shower room | Bathroom | Enclosed private rear garden  
Front garden | Driveway parking | Car port | Garage

A well-presented spacious semi-detached home situated in a popular location. Available with no upward chain, this bay fronted spacious property offers accommodation comprising entrance hall, sitting room, kitchen/diner, bathroom, two large double bedrooms and en-suite shower room. Externally the property boasts a private, enclosed rear garden, driveway to the front, car port and garage to the side. Viewing highly recommended, for further information please contact our office on 01803 554322.

### The Accommodation Comprises

Obscure double-glazed front door into

**ENTRANCE HALL** Smoke detector, stairs lead to the first floor, radiator, cupboard for storage, obscure panel door to sitting room and kitchen.

**SITTING ROOM** - 4.39m x 3.15m (14'5" x 10'4") Ceiling light point with ceiling rose, double glazed bay window to the front, radiator, TV aerial point, electric feature fire with timber mantle and stone surround with further additional shelving and stone base, telephone point, archway to dining area.



### OPEN PLAN KITCHEN DINER

Kitchen area 2.64m x 2.49m (8'8" x 8'2") Laminate wood effect flooring, matching wall base and drawer units with roll edge work surfaces over, inset stainless steel sink with monoblock mixer tap, complementary tiled splashback, uPVC double glazed window to the rear overlooking the rear garden, radiator, ceiling strip light, wall mounted

combination boiler controlling central heating system, obscure glazed panel door to the side.



Dining area 2.64m x 2.54m (8'8" x 8'4") Ceiling light point, double glazed sliding doors providing access to the rear garden, continuation of laminate flooring, archway to sitting room.



**FIRST FLOOR LANDING** - 2.46m x 2.18m (8'1" x 7'2") Ceiling light point, coving, smoke detector, access to loft, uPVC double glazed window to the side aspect, doors to principal rooms, linen cupboard with slatted shelving.

**BATHROOM** - 2.16m x 1.6m (7'1" x 5'3") Matching white suite comprising low-level close coupled WC with push button flush, pedestal hand wash basin with mixer tap over and bath with twin hang grips and shower attachment from taps, partly tiled walls, radiator, vinyl wood effect flooring, obscured glazed window to the rear aspect, coving, ceiling light point.



**BEDROOM TWO** - 3.58m x 2.97m (11'9" x 9'9")  
 Double bedroom, ceiling light point, uPVC double glazed window to the rear overlooking the rear garden, radiator, feature fireplace with tiled surround.

**BEDROOM ONE** - 3.89m x 3.28m (12'9" x 10'9")  
 Large double bedroom, radiator, built-in wardrobes with hanging rail and shelving, coving, bay front uPVC double glazed window to the front aspect, sliding door to



**ENSUITE SHOWER ROOM** - 1.65m x 1.52m (5'5" x 5'0")  
 Well-appointed shower room with large corner shower, sliding glass door, mains fed shower, smooth finish ceilings, ceiling light point, fully tiled walls, low level close couple WC, push button flush, hand wash basin with mono block mixer tap and vanity unit below, obscure double-glazed window to the front aspect, vinyl flooring.

**LOFT SPACE** Loft could be converted to a further room subject to the necessary permissions required. Window to the rear and boarded floor.

## OUTSIDE

**REAR GARDEN** Garden offers a high-level of privacy and seclusion with deck seating area, concrete steps to further levelled patio, rockery bordering plant beds. Third terrace mainly laid to lawn with mature bushes and shrubs to the rear boundary. Outside tap. Timber gate providing access to the front, garage and carport.



**FRONT** Concrete steps providing access to the front door with wrought iron handrail, low level brick wall, bordering plant bed, rockery and lawn.

**GARAGE** Block built with pitched roof, single glazed window to the side, power point and ceiling strip light.

**CARPORT** Double wall hung timber gates into carport with mono pitch roof, access to under house storage.

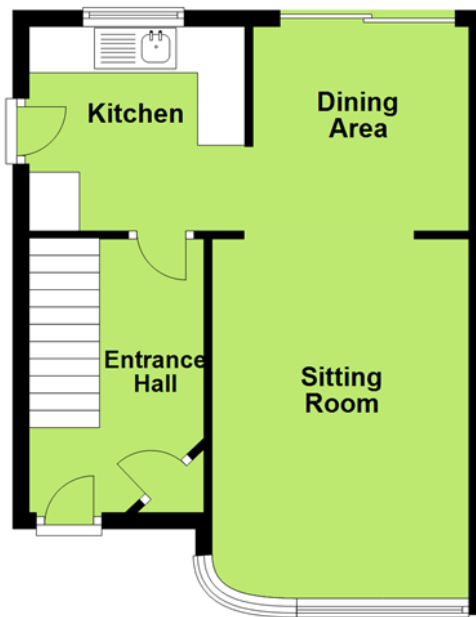
**DRIVEWAY** To the front, providing off-road parking in addition to the carport.

Age: 1920's (unverified)	Stamp Duty:* £497 at asking price
Council Tax Band: C EPC Rating: D	Tenure: Freehold
Services – Mains gas, electric, water & sewerage Broadband - Standard, Superfast, Ultrafast Mobile Network – Indoor - EE voice and data limited, Three voice and data none, O2 voice likely, data limited, Vodafone voice and data likely. Outdoor – EE, Three, O2, vodafone voice and data likely.	
Electric Meter Position: Under house cupboard	Gas Meter Position: Under house cupboard
Boiler Position: Kitchen combination	Water: Meter
Loft: Boarded, insulated, light	Rear Garden Facing: South
Total Floor Area: 74 Sqm	Square foot: 796 Sqft

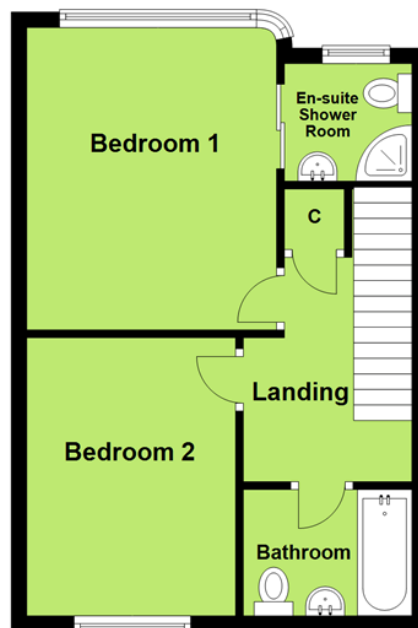
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. \*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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