



Stabb Drive, Paignton

£420,000



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estate agents



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13 STABB DRIVE, PAIGNTON, TQ4 7JB

Detached bungalow | Immaculately presented | Entrance hall | Kitchen | Lounge/diner | Second lounge with stunning sea views | Bathroom | Two double bedrooms | En-suite shower room | Mezzanine landing | Utility | Large enclosed rear garden | Cabin with wood burner | Driveway parking to the front | Parking for motor home/boat | Viewing highly recommended

A stunning detached bungalow presented to show home standard. This beautiful property is situated in a cul de sac location with accommodation comprising, entrance hall, two double bedrooms, en suite shower room, lounge/diner, further lounge to the rear of the property, mezzanine landing, kitchen and utility with store to the front. Externally the property benefits from a large rear enclosed garden with coastal views over Torbay. A large cabin that has detachable sides and log burner, driveway parking to the front and further gravel area ideal parking for a motor home or boat. Viewing highly recommended.

### The Accommodation Comprises

Double glazed front door into

**ENTRANCE HALL** - 3.18m x 1.73m (10'5" x 5'8") With obscure double-glazed window to the front aspect, radiator, sliding door to utility, ceiling light points, smooth finish ceilings, laminate effect flooring.

**UTILITY** - 3.4m x 2.49m (11'2" x 8'2") Work surface with space and plumbing for washing machine and tumble dryer, velux window. Originally the garage which could easily be reinstated if preferred. Continuation of laminate wood effect flooring.

**DAY LOUNGE** - 4.32m x 3.35m (14'2" x 11'0") The property has two lounges, one of which catering superbly for summertime use, with ceiling light point, smooth finish ceilings, TV aerial point, radiator, UPVC double glazed corner window benefiting from the elevated coastal views towards Torquay and across to Meadfoot.



**KITCHEN** - 3.86m x 2.95m (12'8" x 9'8") Exposed wooden floorboards, space for American style fridge freezer, matching wall, base and drawer units with roll edged work surfaces over, stainless steel sink with matching drainer, uPVC double glazed window to the rear, built-in electric hob with inset oven below and extractor hood, two ceiling light points, circular bar, space and plumbing for dishwasher, UPVC double glazed door providing access to the rear garden, concealed wall mounted combination boiler controlling central heating system, radiator. Opening to



**EVENING LOUNGE/DINER** Large room with UPVC double glazed window to the front aspect, radiator, exposed wood floorboard, ceiling light point, fitted wood burner with stone hearth, TV aerial point, stairs to mezzanine landing with velux window, vinyl flooring, access to further loft space.

**INNER HALL** Engineered wood flooring, ceiling light point, smooth finish ceilings, doors to both bedrooms and bathroom, wall mounted thermostat controlling the heating system.

**BEDROOM ONE** - 3.53m x 3.23m (11'7" x 10'7") Double bedroom, engineered wood flooring, ceiling light points, smooth finish ceilings, UPVC double glazed window to the front aspect, radiator, space for large wardrobes, sliding door to



## OUTSIDE

**REAR** Access via the kitchen door, the garden offers a raised deck area with stunning sea views and views of the surrounding area, Goodrington over to Meadfoot and Thatchers Rock, artificial grass, steps down to cabin. Lower levels of the garden mainly laid to lawn and gravel beds, plum and pear tree enclosed with panel fencing, the property sits on a large plot, outside storage unit, access to the side leading to the front.



**ENSUITE SHOWER ROOM** - 2.21m x 1.02m (7'3" x 3'4") Continuation of engineered wood flooring, low level close coupled WC with push button flush, hand wash basin with vanity unit below, obscure double-glazed window to the front aspect, aqua panel walls, directional ceiling spotlights, extractor fan, mains fed shower with curved glass shower door and raised shower tray.

**BEDROOM TWO** - 3.56m x 3.28m (11'8" x 10'9") Original exposed wood floorboards, radiator, double bedroom, ceiling light points, smooth finish ceilings, double glazed window to the rear aspect with elevated views surrounding area and coastal views such as Thatchers Rock.

**BATHROOM** - 2.49m x 2.01m (8'2" x 6'7") Beautifully fitted suite comprising low-level close coupled WC with push button flush, large hand wash basin with mono block mixer tap, vanity unit below, walk-in shower with rain shower, towel, ceilings, freestanding bath with monoblock mixer tap and shower attachment, ceiling light point, UPVC double glazed window to the rear aspect, tiled flooring, extractor fan.

**CABIN** - 5.41m x 2.84m (17'9" x 9'4") The cabin can be used all year round with a fitted wood burner, deck flooring, cold water tap, UPVC double glazed window, removable panels for summertime, sliding door to decked seating area.

**FRONT** Low level brick wall, brick pavor driveway providing parking for at least three vehicles and further gravel bed providing parking for motorhome, boat or further vehicles with timber gate providing access to the rear garden. Outside power points and cold-water tap.



Age: 1970's (unverified)	Stamp Duty:* £8,500 at asking price
Council Tax Band: D	Tenure: Freehold
EPC Rating: D	
Services – Mains gas, water, electricity & sewerage	
Electric Meter Position:	Gas Meter Position: Utility
Boiler Position: Kitchen Combination	Water:
Loft: Boarded (both sides)	Rear Garden Facing: South East
Total Floor Area: approx. 99 sqm	Square foot: approx. 1,065 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.



**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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