

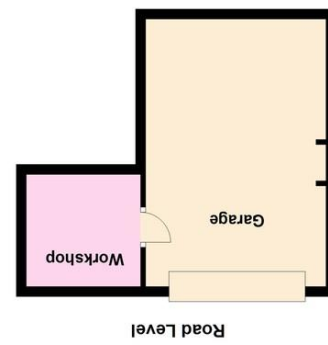


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

England & Wales	
Current	Potential
67	84

England & Wales	
Current	Potential
69	86



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153 OCCOMBE VALLEY ROAD
PRESTON, PAIGNTON, TQ3 1QR

£225,000
FREEHOLD

SEMI-DETACHED TOWN HOUSE IN PRESTON|CUL-DE-SAC OVERLOOKING SURROUNDING WOODLAND| 3 BEDROOMS|LOUNGE/DINER|OVERSIZED GARAGE|WORKSHOP|PARKING|FRONT/REAR GARDEN | GAS CENTRAL HEATING | DOUBLE GLAZING



Semi-detached House | 3 Bedrooms |
Cul-de-sac | Overlooking Woodland |
Oversized Garage + Workshop | Front /
Rear Gardens | Gas Central Heating |
Double Glazing |



ACCOMMODATION

Composite UPVC double glazed door and window to the side into;

HALLWAY

Stairs to first floor with storage area beneath. Contemporary tall panel radiator. UPVC double glazed window to the side. Wood flooring.

KITCHEN

11' 4" x 7' 6" (3.45m x 2.29m) UPVC double glazed window to the front with views of the surrounding woodland. Parquet wood flooring. A range of wall and base units with roll edge worktops and tiled surrounds. Under unit lighting. Four ring Neff gas hob with hood over. Electric oven. Space for under unit appliances e.g. fridge, freezer and plumbing for washing machine. Built in storage cupboard. One and a half sink/drainer with mixer tap over. Served through to lounge/dining room. Coving. Inset LED spotlighting.

LOUNGE / DINING ROOM

18' 2" x 11' 10" max" (5.54m x 3.61m) UPVC double glazed window to the front with views of the surrounding woodland. UPVC double glazed window to the rear. Two radiators. Feature fireplace with solid wooden mantle over. TV point. Wood flooring with integrated mat. Access to understairs storage cupboard.

LANDING

UPVC double glazed window to the side. Access to loft. Coving. Airing cupboard with hot water immersion tank and slatted shelving.

BEDROOM ONE

10' 5" max" x 10' 0" (3.18m x 3.05m) UPVC double glazed window to the front with views of the surrounding woodland. Radiator. Coving.

BEDROOM TWO

10' 11" x 9' 2" max" (3.33m x 2.79m) UPVC double glazed window to the front with views of the surrounding woodland. Radiator. Coving.

BEDROOM THREE

7' 6" x 6' 7" (2.29m x 2.01m) UPVC double glazed window. Radiator. Coving.

BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m) White suite. Low level WC. Pedestal wash hand basin with mixer tap. Panelled shower bath with curved glass screen and electric shower. UPVC double glazed window. Tile effect flooring. Tiled walls. Ladder towel radiator. Mirror fronted vanity cupboard. Inset spotlighting.

GARAGE

17' 6" x 11' 11" (5.33m x 3.63m) Up and Over door. Power and light. Water supply. Door to workshop which measures 7'8" x 7'4".

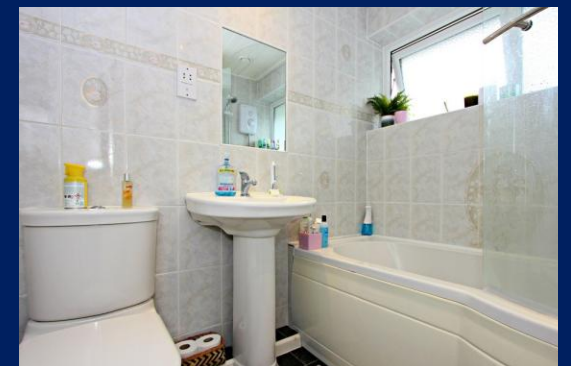
OUTSIDE

Driveway parking to the front. Stonechip areas to the front and path with steps to the front door with entrance storm porch.

The rear garden is tiered with different areas, including a patio with rockery and flowerbed borders leading to steps to a further patio with garden summerhouse with power supply. Views of the surrounding woodland can be enjoyed.

FURTHER INFORMATION

Council tax band B. Water meter.



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