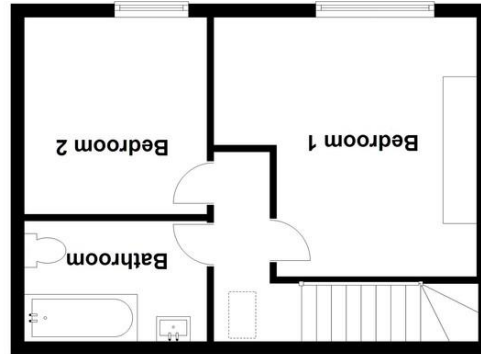




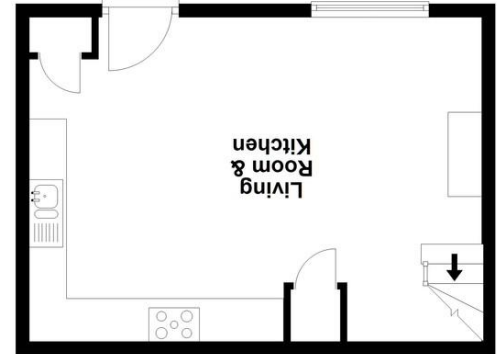
**OFFICE**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure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

This plan is to be used only as an indication of the floor layout and is not to scale.  
 Plan produced using PlanUp.



First Floor



Ground Floor

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**4 COLLATON MEWS STOKE ROAD**  
**PAIGNTON, TQ4 7LL**

**£289,950**  
**FREEHOLD**

A beautifully presented, secure, Grade 2 Listed Mews Cottage set within a complex of converted farm buildings nestling around a Courtyard with a feature fountain. Originally dating from the 1850's it was converted in 2001 and is located in a semi rural location on the outskirts of Paignton. Accommodation comprises 2 Double Bedrooms, Open Plan Living area with Gas Log Burner, fully Fitted Kitchen, Landing and well appointed Bathroom. Benefits include Gas Central Heating and Double Glazing It retains many character features including vaulted ceilings and exposed roof beams. Outside there is communal courtyard and 2 Parking Spaces.



## 4 COLLATON MEWS

Cosy Mews Cottage | Secure Development | 2 Double Bedrooms | Living Area with Living Flame Gas Log Burner | Fully Fitted Kitchen | Well Appointed Bathroom | Gas Central Heating | Double Glazing | 2 Parking Spaces | Lovely Communal Areas



### LOCAL INFORMATION

This development is ideally situated for access to Paignton (2 miles) Totnes (4 Miles) and Torquay with its Amenities and Hospital (20 mins drive) Bus Stop, Pub and well-regarded Primary School are only a few minutes level walk away. Train stations in both Totnes and Paignton give access to the main Rail Network. Finally all the numerous Beaches and coves of the English Riviera and the South Hams Area of Outstanding natural Beauty are all to hand.

### AGENTS NOTE

We have been told: This Property is Freehold. There is a Estate Charge of £33.60 per month for the insurance and upkeep of the communal grounds. This Property is Grade II listed. Council Tax Band C. Water Meter.

### OPEN PLAN LIVING/ KITCHEN/ DINER

20' 2" x 13' 3" (6.17m x 4.04m) Wooden Framed Double Glazed window with fitted blinds. Open

reach master socket. cupboard housing electric meter and breaker box. Engineered Wood flooring. Radiator with thermostatic control. Smoke alarm. Thermostatic control. Under stair storage cupboards housing recently fitted the boiler. TV point. Living flame effect gas log burner. An extensive range of wall and floor mounted units with rolled edge work surfaces complemented with white tiled splash backs. White ceramic sink with mixer tap over. Integrated Bosch dishwasher. Integrated Indesit fridge and John Lewis freezer supplied by John Lewis. A Bosch oven with 5 burner hob over with extractor hood. Dimmer light switch. Stairs rising to the first floor :-

### LANDING

8' 10" x 3' 0" (2.698m x 0.932m) Sky light. Radiator with thermostatic control. Dimmer light switch.

### BEDROOM 2

8' 7" x 10' 6" (2.625m x 3.217m) Wooden framed double glazed window with fitted blinds. TV point. Radiator with thermostatic control. carpeted flooring. Dimmer light switch.

### BEDROOM 1

12' 8" x 13' 3" (3.877m x 4.062m) Wooden framed double glazed window with fitted blinds. TV point. Carpeted flooring. Radiator with thermostatic control. Dimmer light switch.

### BATHROOM

8' 7" x 5' 5" (2.617m x 1.659m) Sky light. Part tiled walls. Wood effect flooring. Bath with waterfall mixer tap and shower mixer attachment. Waterfall effect shower head. Low level W/C. Heated chrome towel rail radiator. Two wall mounted mirrors. Wash hand basin with vanity cupboard below and waterfall mixer tap.

### OUTSIDE

To the front of the property there is Parking for 2 cars. There is a community security door which opens up to a most attractive communal courtyard setting with central fountain feature. Communal storage is available for storage of bikes and garden furniture etc.

## 4 COLLATON MEWS



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