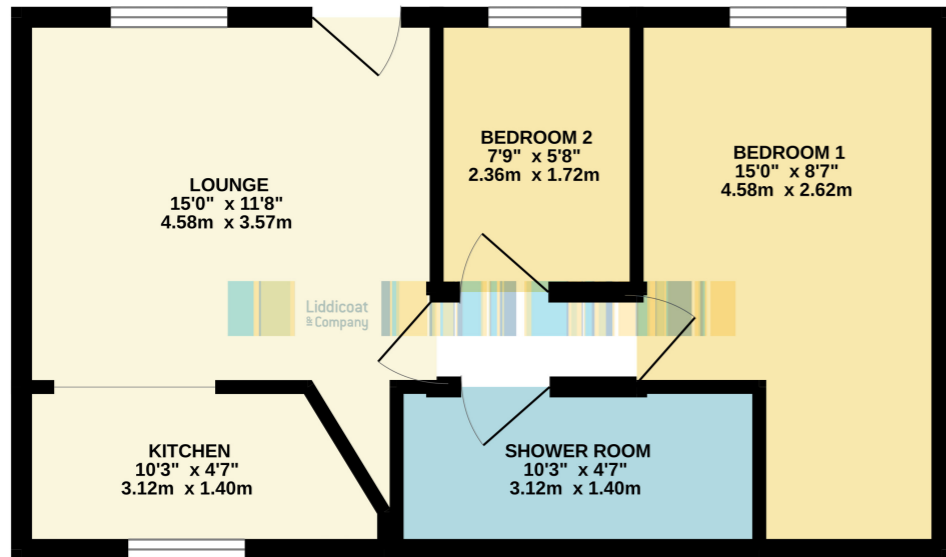


GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 375 sq.ft. (34.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

75 SMALLCOMBE ROAD, PAIGNTON, DEVONTQ3 3TJ

PRICE £249,950



LIDDICOAT & COMPANY ARE PLEASED TO OFFER TO THE MARKET THIS THREE BEDROOM DETACHED PROPERTY SITUATED AT THE END OF THE CUL DE SAC WHICH IS CHAIN FREE. THE ACCOMMODATION PROVIDES FOR GOOD WELL PROPORTIONED FAMILY ACCOMMODATION WHICH IN BRIEF COMPRISES OF ENTRANCE HALL, CLOAKROOM, LARGE LOUNGE/DINING ROOM, KITCHEN, THREE GENEROUS BEDROOMS AND FAMILY BATHROOM. INTEGRAL GARAGE. PARKING AND GARDENS TO THE FRONT AND REAR. THE PROPERTY ENJOYS GAS CENTRAL HEATING.EPC D67.



The Property

Liddicoat & Company are pleased to offer to the market this three bedroom detached property situated at the end of the cul de sac which is CHAIN FREE. The accommodation provides for good well proportioned family accommodation which in brief comprises of entrance hall, cloakroom, large lounge/dining room, kitchen, three generous bedrooms and family bathroom. Integral garage. Parking and gardens to the front and rear. The property enjoys gas central heating.EPC D67.

Room Descriptions

Entrance Hallway

Part glazed leaded light stained glass door to the hall, stairs to the first floor, under stairs recess.

Cloakroom

With low level W.C. wash hand basin. 3' 3" x 5' 8" (0.99m x 1.73m).

Kitchen

8' 3" x 10' 5" (2.51m x 3.17m). Window to the front. wall mounted Worcester gas fired boiler, space and plumbing for washing machine, half glazed door to the side, a good range of base units and high level cupboards, tiled splashback, built in oven hob and extractor.

Living Room

21' 3" x 10' 6" (6.48m x 3.20m). window to the rear and patio doors leading to the garden..

Lean to

5' 3" x 19' 6" (1.60m x 5.94m). Door to the front and rear.

Garage

8' 9" x 17' 5" (2.67m x 5.31m). Window to the side.

First Floor Landing

Doors to:

Bedroom 1

16' 2" x 8' 6" (4.93m x 2.59m) 8' 6" x 12' 6" (2.59m x 3.81m) Including partition. Dormer window to the front.

Bedroom 2

10' 1" x 13' 7" (3.07m x 4.14m). Window to the rear.

Bedroom 3

10' 8" x 10' 6" (3.25m x 3.20m). Window to the rear.

Bathroom

12' 0" x 7' 5" (3.66m x 2.26m). Window to the front. low level W.C. wash hand basin, panelled bath with shower mixer attachment. Separate shower cubicle with mains shower, fitted cupboard.

Outside Space

The property is situated at the end of a cul de sac and has parking for two cars and a goodsized front garden with side pathway leading to the rear, which is enclosed. There is a small patio and steps leading to the main garden area which has a variety of trees and shrubs.