



Batson Gardens, Paignton

£205,000



WILLIAMS HEDGE
estate agents



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3 BATSON GARDENS, PAIGNTON, DEVON TQ4 5LT

A Superbly Presented Mid-Terraced House in convenient location | Reception Hallway | Lounge
Open Plan Fitted Kitchen/Dining Room | 3 Bedrooms | Good sized Bathroom with separate shower
Gas Central Heating | UPVC Double Glazing | Off Road Parking to the front | Rear Garden
Cul-De-Sac Position | Viewing Recommended | No Chain

This modernised and well presented three bedroomed mid-terraced house, which is offered with no onward chain, occupies a residential cul-de-sac position just a couple of hundred yards from local shops and sub post office and within approximately $\frac{3}{4}$ of a mile from the town centre which offers a fine and varied range of shopping facilities and amenities, beaches, harbour, railway and bus station. Features of the accommodation which is a credit to the owner includes reception hallway, attractive bay windowed lounge with central fireplace and a separate well fitted kitchen/dining room with French doors leading to the rear garden. On the first floor there are three bedrooms plus a larger than average bathroom/W.C with separate shower cubicle. Outside there are front and rear gardens, the majority of the front is laid to hardstanding providing off road parking for one vehicle with the enclosed rear garden being arranged to lawn and having external access. An internal inspection of this gas centrally heated and uPVC double glazed property is recommended to appreciate the presentation of the accommodation on offer.

The Accommodation Comprises

uPVC part double glazed front door opening to

RECEPTION HALLWAY 14' 1" x 6' 0" (4.29m x 1.83m) maximum Having radiator, staircase rising to first floor, built-in meter cupboards with consumer unit, telephone point, uPVC obscure double glazed window, dado rails, picture rails. Understairs storage cupboard and also double power socket. Multi paned door to

LOUNGE 13' 0" into bay x 11' 9" (3.96m x 3.58m) With uPVC double glazed bay window to the front, feature central fireplace with reformite marble back pane and hearth and ornate surround with display mantle. Radiator, picture rails, T.V aerial connection point.



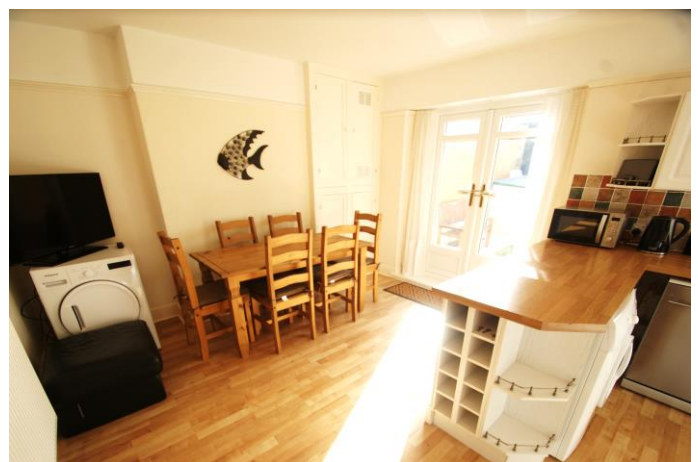
From the hallway there is a multi paned door to

OPEN PLAN KITCHEN/DINING ROOM 18' x 12' 10" (5.49m x 3.91m)

Kitchen: Fitted with units comprising inset stainless steel sink unit with single drainer and mixer tap. Range of modern roll edge work surfaces over fitted floor cupboard and drawer units and matching wall mounted cupboards over, complementary tiled surrounds. Inset four ring gas hob with built-in double oven and grill below and Neff extractor unit over. uPVC double glazed window with outlook to rear garden, space and plumbing for automatic washing machine, plumbing for dishwasher, room for fridge/freezer. Peninsula breakfast bar dividing kitchen from dining room. Timber effect flooring.



Dining Room: Ample room for table and chairs, built-in cupboard concealing boiler cupboard with Ideal Logic boiler supplying central heating and domestic hot water. Double radiator, picture rails, timber effect flooring, uPVC part double glazed French doors opening to the rear garden.



FIRST FLOOR LANDING 8' 4" x 8' 3" (2.54m x 2.51m) overall Spacious landing with fitted cupboard, access to loft space, radiator, picture rails, dado rails.

Agents Note: It should be noted that some neighbouring properties have extended the accommodation into the extensive loft area and this may be possible subject to any necessary consent.

BEDROOM 1 14' 0" into bay x 11' 0" maximum (4.27m x 3.35m) With uPVC double glazed bay window to the front, double radiator, picture rails. Chimney breast.



BEDROOM 2 11' 05" x 9' 4" (3.48m x 2.84m) With uPVC double glazed window overlooking the rear garden and across the surrounding allotments and over to Primley Woods, radiator, ornate fireplace, chimney breast.



BEDROOM 3 8' x 6' 8" (2.44m x 2.03m) With uPVC double glazed window to the front, radiator. Picture rail.

BATHROOM/W.C 8' 3" x 5' 10" (2.51m x 1.78m) Fitted with modern white suite comprising panelled bath with separate double shower cubicle with glazed sliding doors, thermostatically controlled shower unit. Pedestal wash hand basin, low level W.C, complimentary tiled flooring. Part tiled walls, Two uPVC obscure double glazed windows.



OUTSIDE

FRONT & PARKING 17' 05" x 17' 05" (5.31m x 5.31m) The front garden is mainly utilised for parking with dropped kerb from the main roadside leading to concrete off road parking 14'8" x 11'1" and suitable for one vehicle. The front garden is enclosed by specimen conifers and rendered/capped walling. Wide paved pedestrian path and hand rail, with six shallow steps up to the front door. Externally concealed gas meter.



REAR 20' 0" x 18' 0" (6.1m x 5.49m) To the rear of the property there is an enclosed garden which is level and laid to lawn with pathway on either side and border to the rear. There is also a useful gateway access giving right of way around the side of the property around to Batson Gardens or access to the garden. The garden is enclosed by a close board timber fencing. Outside tap. Good degree of privacy.

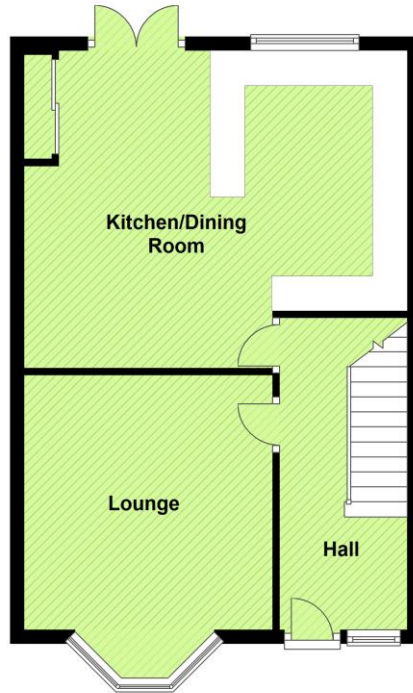


Age: 1930s' (unverified)	Postcode: TQ4 5LT
Current Council Tax Band: B	Stamp Duty:
EPC Rating: D	
Electric meter position: Inside front door	Gas meter position: Outside front door
Boiler positioned: Dining Room	Water: Meter
Loft: Boarded, insulated, light	Rear Garden Facing: West

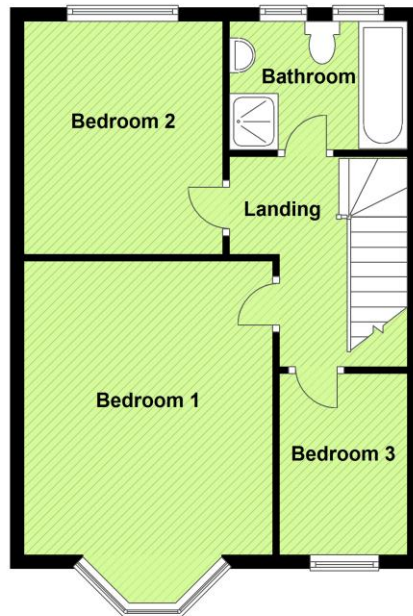
This information is given to assist and applicants are requested to verify as fact.

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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