



Colley End Park, Paignton

£155,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322

## 14 COLLEY END PARK, PAIGNTON, DEVON, TQ3 3BY

SPACIOUS MID-TERRACED HOUSE CONVENIENTLY LOCATED CLOSE TO AMENITIES | THE PROPERTY IS RESENTED TO A HIGH STANDARD ARRANGED OVER TWO FLOORS COMPRISING | ENTRANCE PORCH KITCHEN | OPEN PLAN LOUNGE/DINING ROOM | TWO DOUBLE BEDROOMS AND SUNROOM EXTERNALLY THE PROPERTY BENEFITS FROM EASY MAINTENANCE REAR GARDEN | VIEWING HIGHLY RECOMMENDED

A Spacious mid-terraced house conveniently located close to amenities. The property is presented to a high standard arranged over two floors comprising, entrance porch, kitchen, open plan lounge/dining room, two double bedrooms and sunroom. Externally the property benefits from easy maintenance rear garden.

The accommodation comprises of

**ENTRANCE PORCH** Obscure uPVC double-glazed front door, with ceiling light point and obscure glazed inner door

**HALL** 19' 2" x 2' 10" (5.84m x 0.86m) Laminate wood effect flooring, stairs leading to the first floor and door to

**LOUNGE** 11' 9" MAX x 9' 10" (3.58m x 3m) uPVC double glazed window to the front aspect, TV aerial point, laminate wood effect flooring, ceiling light point, cupboard housing gas meter and electric meter, radiator, coving, opening to



**DINING ROOM** 13' 4" x 12' 2" MAX (4.06m x 3.71m) Laminate wood effect flooring, internal windows to inner hall, ceiling light point, under stairs storage cupboard, storage cupboard into the alcove



**KITCHEN** 10' 7" x 7' 4" (3.23m x 2.24m) Matching wall base and drawer units with square edge work surfaces over, tiled flooring, space and plumbing for washing machine, inset stainless steel sink with monobloc mixer tap, tiled splashbacks, built-in four ring electric hob, built-in oven, ceiling spotlights doorway to sunroom



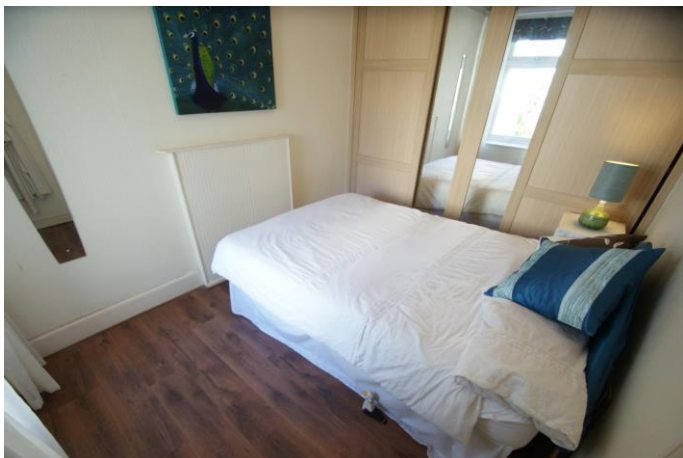
**SUNROOM** 10' 6" x 5' 10" (3.2m x 1.78m) Tiled flooring, mono pitch polycarbonate roof, double doors to dining area and double-glazed door to rear garden

**FIRST FLOOR LANDING** 14' 6" x 5' 3" (4.42m x 1.6m) Doors to bedrooms and bathroom, door to cupboard housing wall mounted combination boiler controlling central heating system with shelving underneath. Ceiling light point, access to loft with fixed ladder

**BEDROOM ONE** 13' 11" x 11' 5" (4.24m x 3.48m) Double bedroom, radiator, ceiling light point, UPVC double glazed window to the front aspect, picture rail



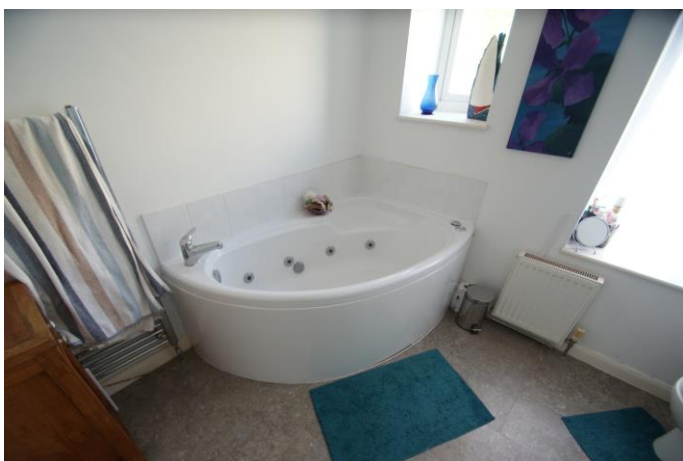
**BEDROOM TWO** 11' 11" x 8' 3" (3.63m x 2.51m) Double bedroom, ceiling light point, uPVC double glazed window to the rear aspect laminate wood effect flooring, built-in mirror fronted wardrobes with hanging rail and sliding doors



**REAR GARDEN** Low maintenance garden enclosed with metre panel fencing and block wall, raised plant beds with patio seating area, high level of privacy, fruit tree, pond, shed, to the rear concrete pathway have views of the surrounding area



**BATHROOM** 8' 7" x 7' 9" (2.62m x 2.36m) Four-piece white suite, comprising low-level close coupled WC with push button flush, pedestal hand wash basin with monobloc mixer tap and tiled splashbacks, corner shower with aqua panelling, shower off mains, glass doors, corner bath with Whirlpool jets, monobloc mixer tap, tiled splashbacks, towel rail, laminate tile effect flooring, radiator, obscure double glazed window to the rear aspect and uPVC double glazed window to the rear aspect, inset ceiling spotlights, smooth and ceilings



Age: 1900 (unverified)	Postcode: TQ3 3BY
Current Council Tax Band: B	Stamp Duty:*
EPC Rating:	
Electric meter position: Lounge	Gas meter position: Lounge
Boiler positioned: Landing	Water: Meter
Loft: Part insulated/boarded with a loft ladder	Rear Garden Facing: North

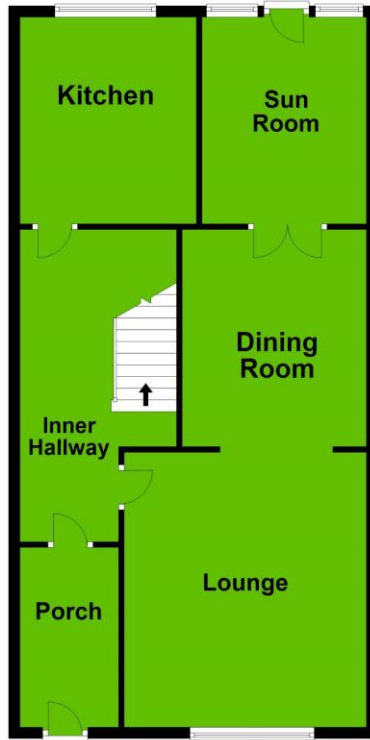
This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

**FREE VALUATIONS** – If you are thinking of selling please call Williams Hedge Paignton Office on 01803 554322 or email [info@williamshedge.co.uk](mailto:info@williamshedge.co.uk) to arrange a Free No Obligation Valuation.

This Floor Plan 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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