



Gibson Road, Paignton

£415,000



WILLIAMS HEDGE
estate agents



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120 GIBSON ROAD, PAIGNTON, TQ4 7LT

Convenient accessible location | Close to shops, amenities and schools | Driveway parking for three cars | Entrance porch | Reception hall | Spacious sitting room | Kitchen | Dining room | Ground floor WC | First floor landing | Four bedrooms | Large four piece bathroom/WC | Level enclosed rear garden | sought-after residential location | EPC C

A spacious, extended family home in a popular residential location with good access to local shops, amenities and schools. Approached from the road, a block paved driveway provides off-road parking comfortably for three vehicles and provides access to the front door. An entrance porch opens into the reception hallway, large cloak cupboard, ground floor WC and access to the ground floor accommodation. The spacious sitting room is dual aspect with large window to the front and sliding patio doors opening onto the rear garden, a modern galley style kitchen then leads to a dining room. On the first floor a gallery landing leads to four bedrooms (three doubles and one single) and a large four piece bathroom/WC. To the rear of the property is a level enclosed garden with a patio accessed directly from the sitting room and kitchen, and the remainder laid to lawn. An internal inspection of this spacious family home is highly recommended in order to appreciate the accommodation on offer and convenient location.

The popular Cherrybrook residential area is convenient to local facilities including range of shops and small supermarket and health centre with public transport connecting Paignton town centre which is approximately 1 ¾ miles distant and offers a fine and varied range of shopping facilities and amenities, beaches and harbour. Also Broadsands and Goodrington beach are within 1 mile and there is easy access to the main road for commuting.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH Light point, UPVC double glazed windows to front and side, wall mounted electric heater, door to:

RECEPTION HALL 7' 2" (reducing to 2' 10") x 21' 6" (2.18m x 6.55m) Inset spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, stairs to 1st floor, under stairs storage cupboard, cloaks cupboard, doors to:

SITTING ROOM 11' 7" (reducing to 8' 10") x 24' 5" (3.53m x 7.44m) Coved ceiling with pendant light points, UPVC double glazed window to front aspect, radiator with thermostat control, fireplace with inset electric fire, TV aerial point, UPVC double glazed sliding doors opening to the rear garden, door to:



KITCHEN 7' 2" x 19' 5" (2.18m x 5.92m) Coved ceiling with directional spotlights, UPVC double glazed windows to rear aspect, radiator with thermostat control, UPVC obscured glazed door leading to the rear garden. Fitted kitchen comprising a range of base and drawer units with work surface over, inset 1 1/2 bowl sink and drainer with mixer tap over, space for range style cooker with extractor over, tiled surround, matching eye level cabinets, space for American style fridge freezer, space and plumbing for washing machine, space for condenser dryer, door to:



DINING ROOM 14' 11" x 8' 7" (4.55m x 2.62m) Light point, UPVC double glazed window to front aspect, radiator with thermostat control.



GROUND FLOOR WC 3' 2" x 7' 2" (0.97m x 2.18m) Inset spotlights, vanity unit with inset wash hand basin, low-level WC with concealed cistern, cupboard housing the gas and electric meters and consumer unit, part tiled walls.

FIRST FLOOR LANDING Coved ceiling, pendant light point, hatch to roof space, doors to:

BEDROOM ONE 13' 11" x 11' 1" (4.24m x 3.38m) Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.



BEDROOM TWO 8' 10" x 15' 2" (2.69m x 4.62m) Covered ceiling with pendant light point, hatch to loft space, UPVC double glazed window to front aspect, radiator with thermostat control.



BEDROOM THREE 10' 3" x 11' 1" (3.12m x 3.38m) Covered ceiling with pendant light point, UPVC window to rear aspect, radiator with thermostat control.



BEDROOM FOUR 7' 7" x 8' 1" (2.31m x 2.46m) Covered ceiling with directional spotlights, UPVC double glazed window to front aspect, radiator with thermostat control.

BATHROOM/WC 7' 2" x 17' 1" (2.18m x 5.21m) Inset spotlights, UPVC obscured double glazed windows, heated towel rail. Bathroom suite comprising large shower enclosure with sliding doors, bath with mixer tap over, vanity unit with inset wash hand basin, close couple WC, tiled walls.



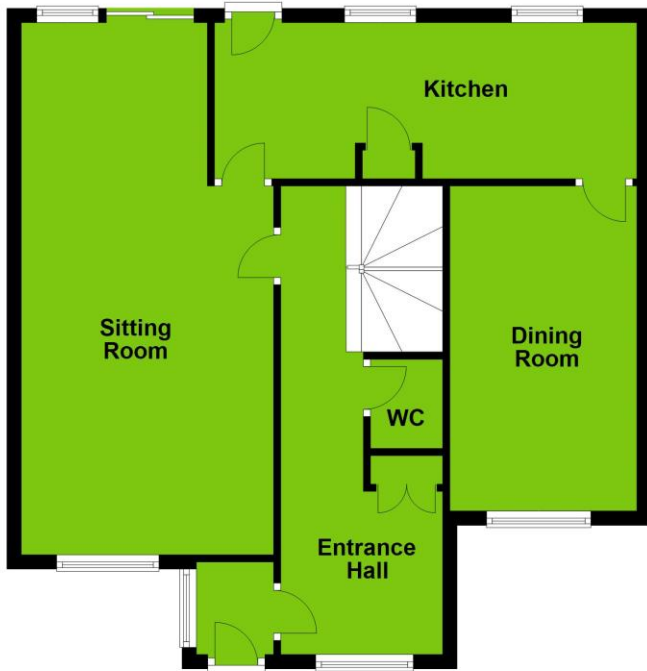
FRONT At the front of the property is a block paved driveway which provides off-road parking for three vehicles.

REAR The rear garden is accessed from the sitting room and kitchen onto a patio area with outside tap and pathway leading to a side access gate. The remainder of the garden is laid to lawn with central pathway and flowerbed borders and is enclosed by a timber fence.

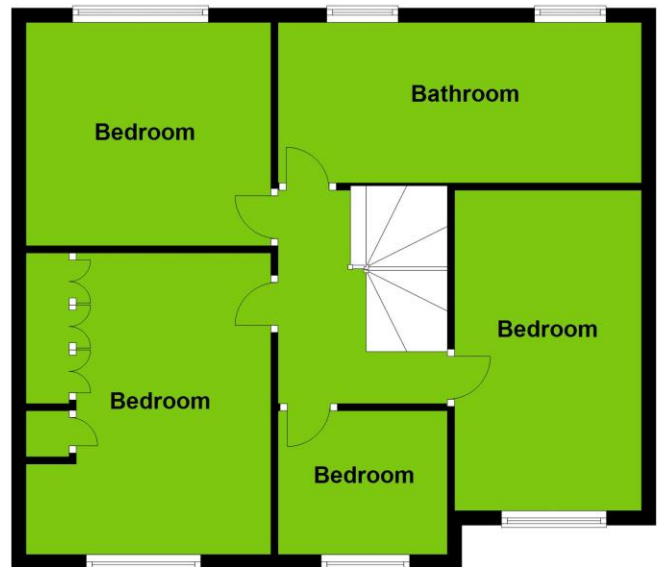


This floorplan is not to scale and should only be used as a guide

Ground Floor



First Floor



Age: 1980s'(unverified)	Postcode: TQ4 7LT
Current Council Tax Band: D EPC Rating: C	Stamp Duty: £8,250* at current asking price
Electric meter position: Ground floor W.C	Gas meter position: Ground floor W.C
Boiler positioned: Kitchen - combi	Water: Rates
Loft: Insulated, light	Rear Garden Facing: West/South West

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.

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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