



**Ridgewater**

Local • Independent • Experts

**4 Bedroom Detached House for Sale in Leyburn Grove,**

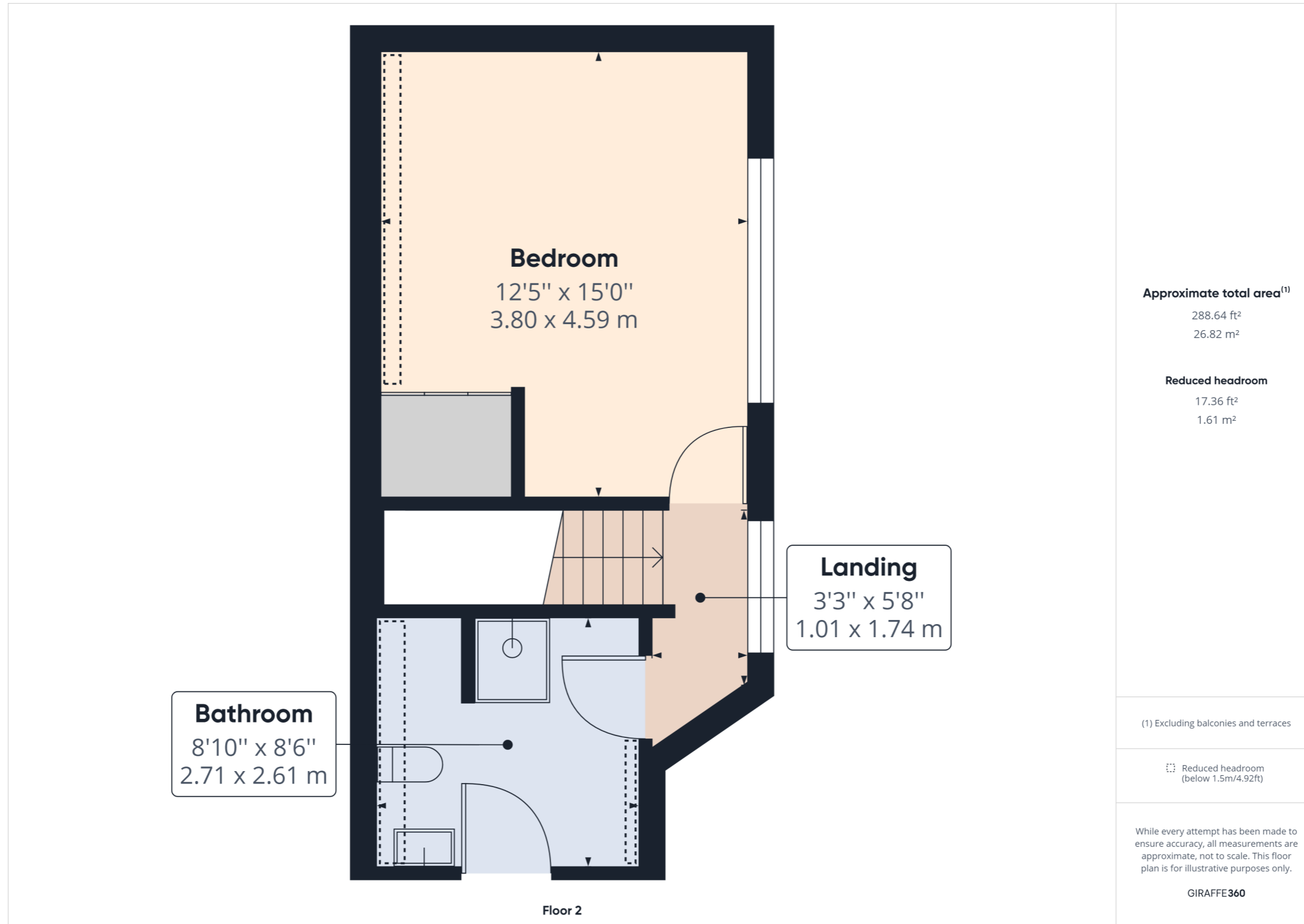
**Paignton**

£475,000

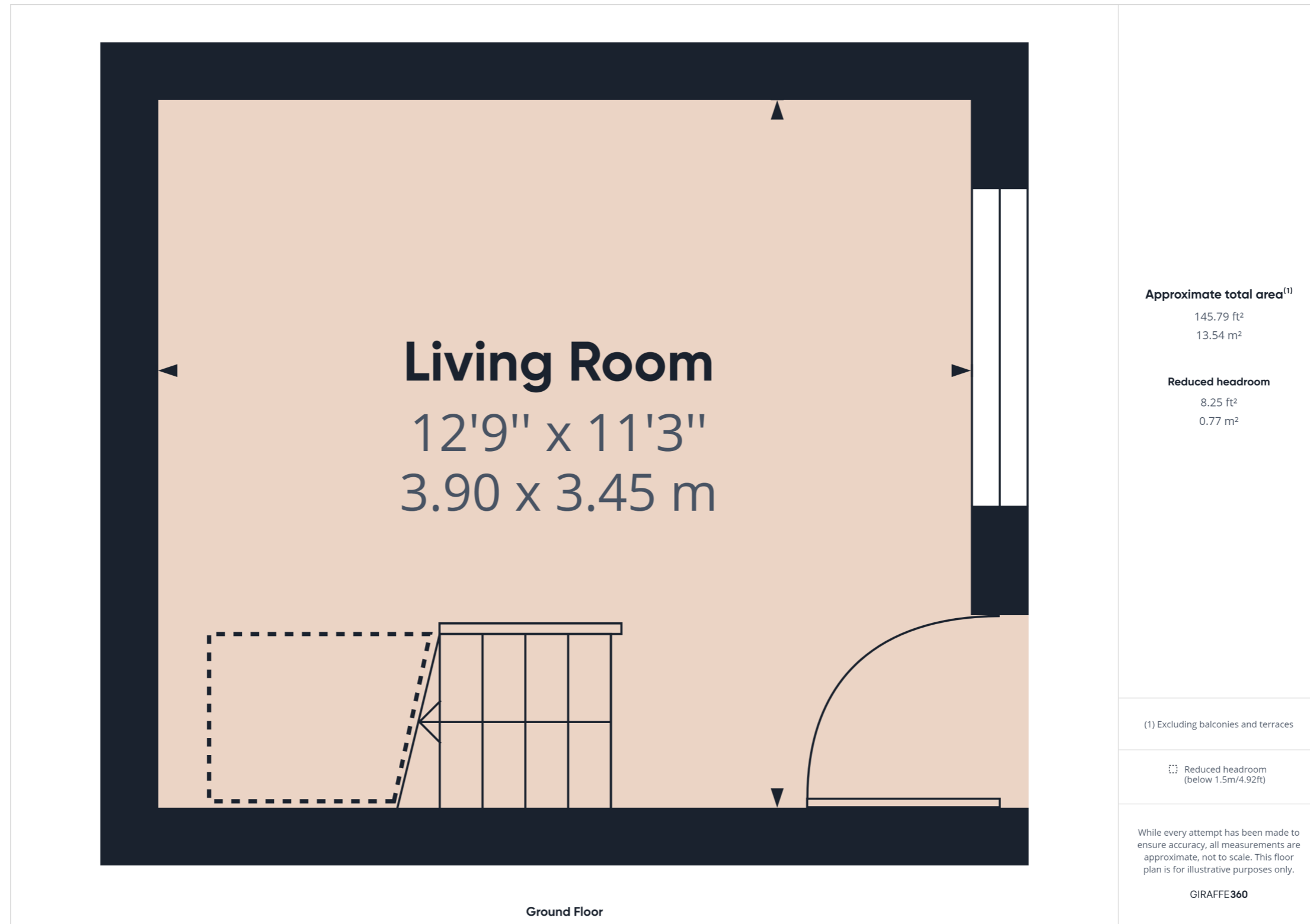
# FLOOR PLAN



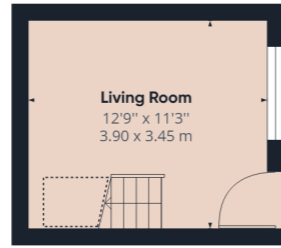
# FLOOR PLAN



# FLOOR PLAN



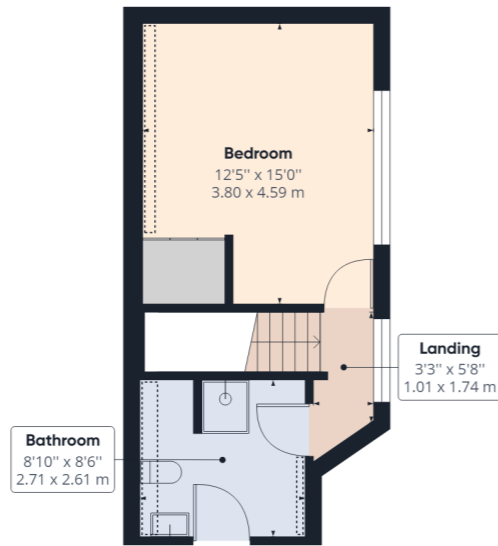
# FLOOR PLAN



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

1393.04 ft<sup>2</sup>  
129.42 m<sup>2</sup>

**Reduced headroom**

25.61 ft<sup>2</sup>  
2.38 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# DESCRIPTION

---

A deceptively spacious 4 bedroom detached house arranged over 3 levels, with panoramic sea views across Paignton to Torquay. Located within a cul de sac position, with local schools and supermarkets nearby, the property will make an ideal family home having a large lounge, large kitchen plus 4 good sized bedrooms and 2 bathrooms. The rear garden is enclosed with a sun terrace and lawned area offering sea views plus to the front is parking for 2 cars in front of the garage.

Upvc double glazed front door to **Entrance Hallway**. Single and Double radiator, dado rails, coved ceiling. Stairs to first floor. Doors off to:

**Kitchen** 12'0" x 11'7" (3.67 x 3.56m) maximum. Fully fitted with wall and floor based units comprising cupboards, drawers and display corner units. Roll edge worktop surfaces incorporating a breakfast bar area, inset stainless steel sink unit, tiled splash back, space and plumbing for dishwasher. Double glazed windows to front. Space and plumbing for washing machine. Range style Baumatic double oven with 6 ring hob, stainless steel splash back and extractor hood. Sliding door to entrance hall.

**Lounge/Diner** 29'8" x 11'4" (9.05 x 3.46m) Good size room with panoramic sea views towards Torquay. 2 Radiators. Bar in one corner. Space for dining table and chairs. Sliding patio doors to decked **BALCONY** with superb views towards Torquay. Stairs leading down to lower floor.

### 3 Ground Floor Bedrooms

**Bedroom** - 11'9" x 8'9" (3.59 x 2.69m) Double. Dual aspect with double glazed window to front and side aspects. Radiator. Space for bedroom furniture.

**Bedroom** - 13'0" x 11'6" (3.98 x 3.52m) Double. Dual aspect with double glazed window to side and rear aspects with views across the surrounding area and across the sea to Torquay. Radiator. Space for bedroom furniture.

**Bedroom/Office/Study** 10'1" x 6'10" (3.08 x 2.08m) Large Single. Double glazed window to rear with open views across the surrounding area and across the sea to Torquay. Radiator.

**Ground Floor Bathroom** Panelled bath with shower over. Close coupled W.C., pedestal wash basin. Fully tiled walls. Radiator. High level double glazed window with obscure glazing. Wall mounted mirror with shaving light and socket above.

From the entrance hall, stairs with an understairs cupboard, lead up to the **First Floor Landing**. Double glazed window with views over the surrounding area and across the sea towards Torquay.

**Master Bedroom** 12'5" x 15'0" (3.80 x 4.59m) maximum - Large double with fitted wardrobes and overbed cupboards. Access hatch to eaves. Double glazed window with views over the surrounding area and across the sea towards Torquay. Radiator.

**Shower Room** with fully tiled walls. Sloped ceilings with Velux roof window. Corner shower cubicle with electric shower unit. Close coupled W.C. Pedestal wash basin. Radiator.

From the Lounge/Diner on the ground floor, stairs lead down to the **Lower Ground Floor**.

**Garden Room** 12'9" x 11'3" (3.90 x 3.45m) with tiled floor, fitted jacuzzi (not tested). Radiator. Double glazed window with views over the surrounding area and across the sea to Torquay. Double glazed back door to rear garden.

**Outside** - To the front, a driveway offering parking for 2 cars leads to the Garage with up and over door. Front garden laid to lawn and patio. Steps to front door.

**Rear** - Large patio area with steps leading down to lawned garden with decking to one corner. Raised flower bed with evergreens and palm tree planted.

Council Tax Band - D

EPC - E



# PHOTOS







**Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)



**Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Consumer Protection from Unfair Trading Regulations 2008** 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. Please inform us of any particular requirements that are important to you prior to viewing.