



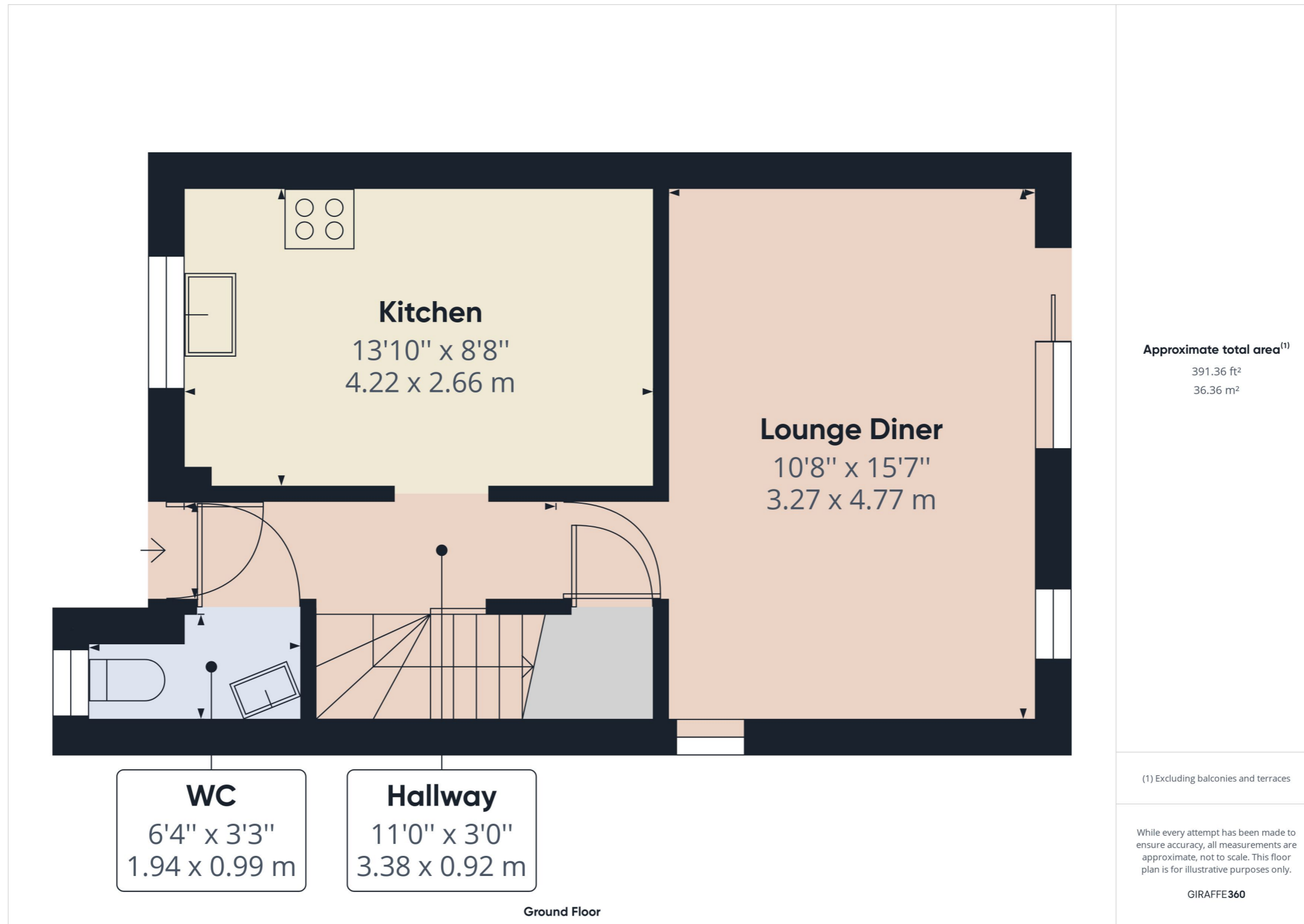
Ridgewater

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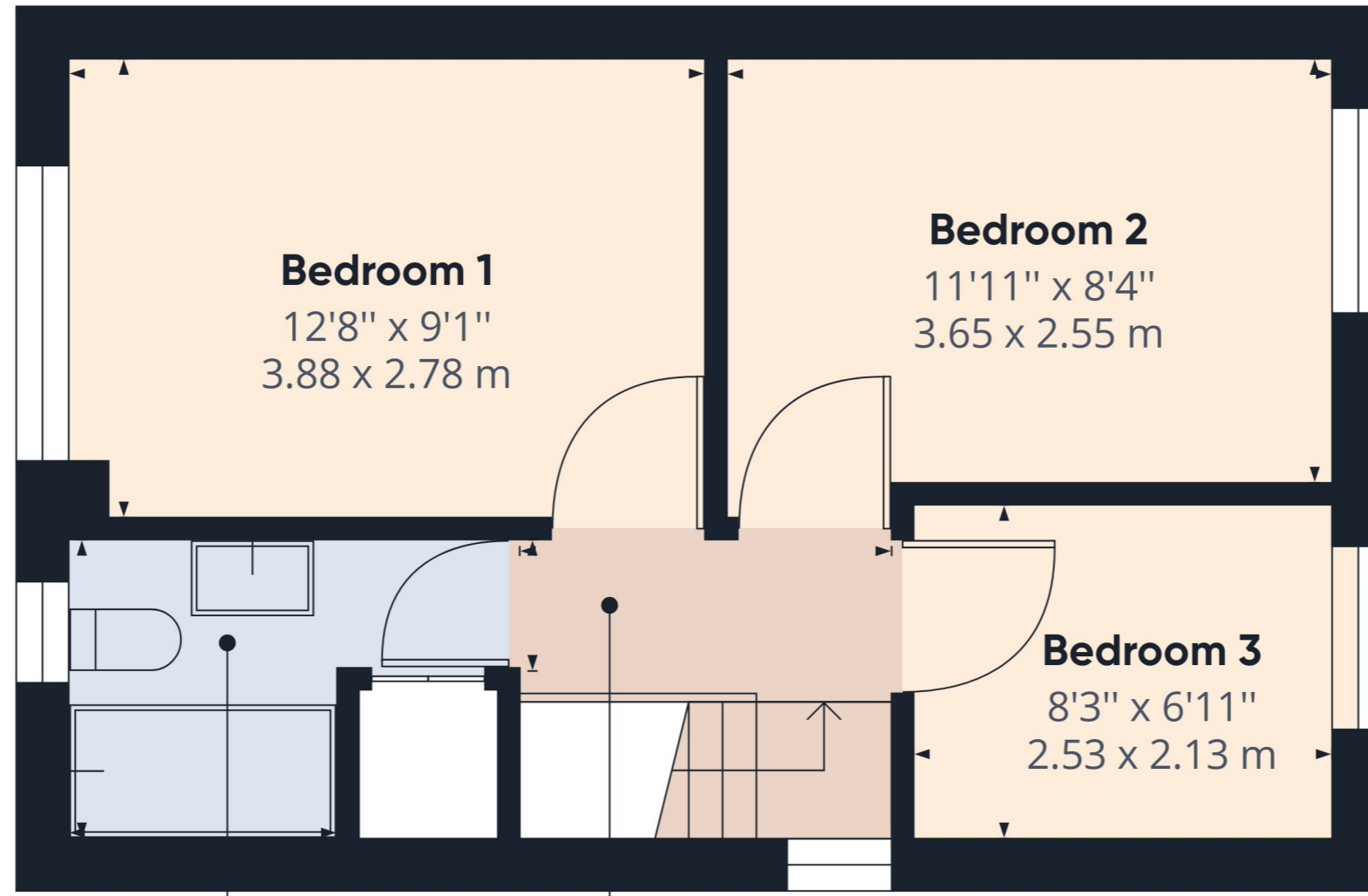
3 Bedroom Semi-Detached House for Sale in Smallcombe Road, Paignton

£250,000

FLOOR PLAN



FLOOR PLAN



Bathroom
5'6" x 6'1"
1.68 x 1.86 m

Landing
7'4" x 2'10"
2.24 x 0.88 m

Floor 1

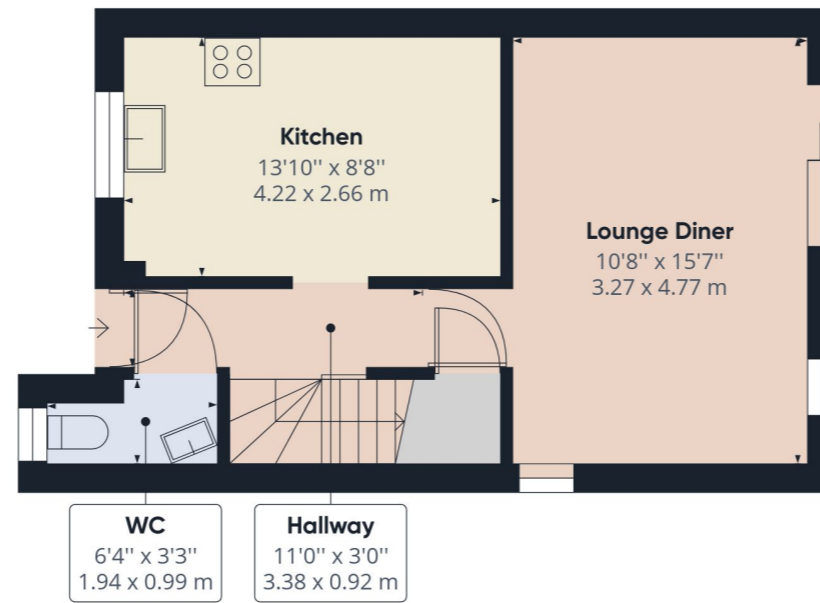
Approximate total area⁽¹⁾
346.91 ft²
32.23 m²

(1) Excluding balconies and terraces

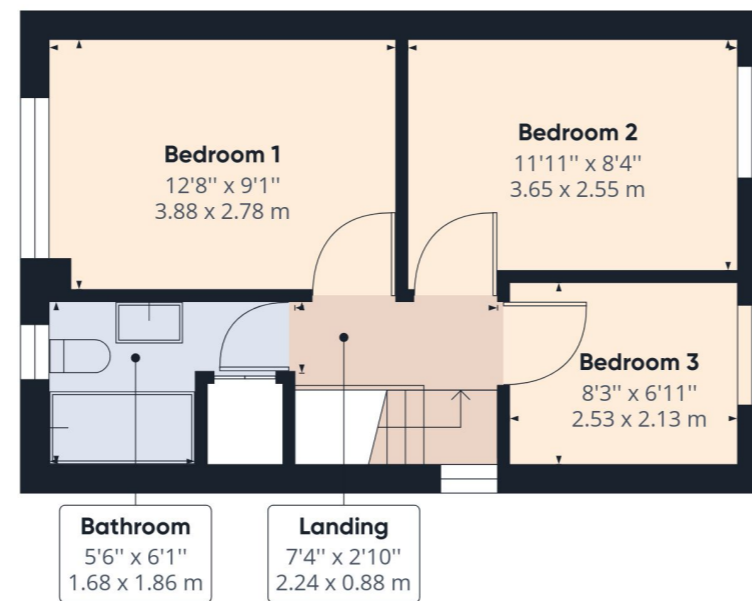
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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FLOOR PLAN



Ground Floor



Floor 1

Approximate total area⁽¹⁾

738.27 ft²
68.59 m²

(1) Excluding balconies and terraces

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DESCRIPTION

Welcome to this charming semi-detached family home, perfectly maintained and ready to welcome its new owners! Situated in a convenient location with easy access to local ring roads, primary schools, and shops, this property offers both comfort and practicality. Let us take you on a virtual tour and explore the wonderful features that make this house a true gem!

As you step inside through the modern composite double glazed door, you'll find yourself in the welcoming entrance hall, leading you to the heart of the home. The staircase gracefully ascends to the first-floor landing, while a door opens to the cloakroom and the inviting kitchen/breakfast room and lounge/diner.

The **KITCHEN/BREAKFAST ROOM** area boasts an impressive size of **13'10" x 8" (4.22m x 2.66m)** and is filled with natural light pouring in through the double glazed window. You'll discover a range of fitted wall and base units with ample storage space, complemented by stylish roll edge work surfaces. The inset sink drainer unit with a mixer tap adds a touch of elegance, space for a gas cooker. This delightful space also offers room for your washing machine, tumble drier and tall American style fridge/freezer. The laminate floor adds a practical touch. There is also room for a breakfast table and a radiator

The **LOUNGE/DINER**, measuring **15'7" x 10'8" (4.77m x 3.27m)**, is a cozy haven with double glazed double aspect windows, allowing natural light to fill the room. The double glazed sliding doors gracefully connect the sitting room with garden, creating a seamless flow of space. Here, you'll find yourself in a beautiful space ideal for relaxing with family and entertaining friends

Convenience is key, and this property doesn't disappoint! A cloakroom on the ground floor offers an opaque double glazed window to the front aspect, a low-level W.C., and a wash hand basin with a mixer tap over. Practical and functional.

Making your way up the staircase, you'll find yourself on the first-floor landing, illuminated by a double glazed window to the side aspect. From here, doors lead to all three well-proportioned bedrooms and the modern family bathroom.

The **MAIN BEDROOM**, measuring **12'8" x 9'1" (3.88m X 2.78m)**, offers a peaceful retreat with a double glazed window overlooking the front aspect. There is ample space for wardrobes and bedroom furniture, allowing you to create a personalized haven. A radiator ensures comfort in every season.

The **SECOND BEDROOM**, measuring **11'11" x 8'4" (3.65m X 2.55m)**, overlooks the delightful garden aspect through a double glazed window. Again, there is ample room for wardrobes and bedroom furniture, allowing you to add your personal touch. A radiator ensures cozy nights.

The **THIRD BEDROOM**, measuring **8'3" x 6'11" (2.53m X 2.13m)**, offers versatility and can be utilised as a comfortable bedroom or a convenient home office. The double glazed window provides lovely views of the rear aspect, and a radiator ensures comfort.

The modern FAMILY BATHROOM, measuring 6'1" X 5'6" (1.86m x 1.68m), boasts an opaque double glazed window to the front aspect. It features a panel enclosed bath with a thermostatic shower, a low-level W.C., and a wash hand basin in a vanity unit with a wall-mounted light up mirror over. Two shaver points are included for added convenience, the chrome heated towel rail is perfect for heating your towel ready for your shower. A door opens in to the airing cupboard.

Now, let's explore the outdoor spaces that make this property even more appealing. The rear garden is thoughtfully designed and set on two level elevations. As you step outside, you'll be greeted by a paved patio area that extends along the side of the property, providing ample space for outdoor furniture and a shed. A few paved steps lead up to the next elevation, which has faux grass perfect for al fresco dining and entertaining. The rear garden is fully enclosed by timber fencing, ensuring privacy and security.

At the front of the property, a lawned area adds a touch of natural beauty, while a pathway leads to the driveway, providing separation from the inviting lawn area. The long tarmac driveway offers parking for two to three vehicles, ensuring that parking is never a hassle.

This property truly has it all - from its well-maintained interior to the delightful outdoor spaces, it's a place you'll be proud to call home. Don't miss the opportunity to experience the accommodation on offer, so book your internal viewing today and let this wonderful home welcome you with open arms!

EPC rating C

Council Tax Band C - £1895.78 2023/24

PHOTOS





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