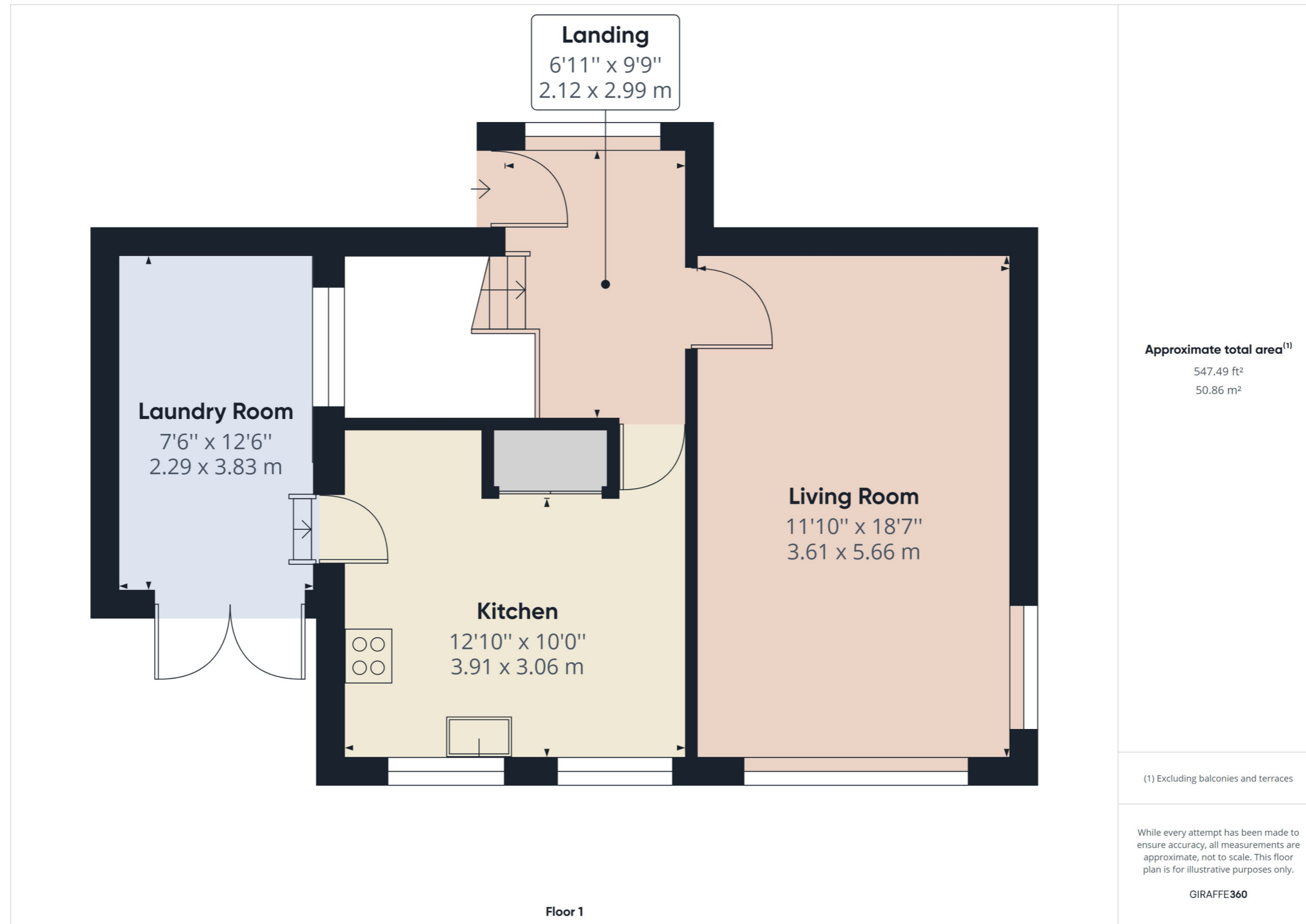




Ridgewater
Local • Independent • Experts

**3 Bedroom Detached House for Sale in Highfield Crescent,
Paignton**
£325,000

FLOOR PLAN



DESCRIPTION

Ridgewater is delighted to present this charming 3-bedroom reverse level house in Paignton. Boasting a convenient location, ample parking space for 3 cars, and a well-maintained garden, this property offers a comfortable and inviting living environment.

Upon entering the property through the UPVC double glazed front door, you are greeted by a welcoming hallway, featuring a UPVC double glazed window to the front and stairs leading to the lower floor. The hallway provides access to various rooms throughout the house.

The **LOUNGE/DINER** is a spacious and bright area measuring **11'10" x 18'7" (3.61 x 5.66m)**. With its dual aspect, the room benefits from abundant natural light and offers picturesque views of the rear garden and countryside views through the UPVC window. The lounge/diner also features a radiator and coved ceiling, adding a touch of elegance.

The **KITCHEN**, measuring **12'10" x 10'0" (3.91 x 3.06m)**, is equipped with a range of cream wall and base units, complemented by a charming island with a wood worktop. It offers convenient amenities such as a built-in oven, microwave, gas hob, and double sink with plumbing for a dishwasher. The UPVC window offers countryside views. A radiator provides the central heating. Adjacent to the kitchen is a versatile **UTILITY/OFFICE** measuring **7'6" x 12'6" (2.29 x 3.83m)**, featuring plumbing for a washing machine and ample room for a tumble dryer. This space also presents an excellent opportunity for a home office setup, with the added convenience of a UPVC door leading to the front of the property.

Moving to the lower floor, you will find a hallway accessible via steps with a half landing. This hallway provides access to the bedrooms and bathroom on this level. **BEDROOM 1**, measuring **11'9" x 10'7" (3.60 x 3.25m)**, offers a tranquil view of the rear

garden through a UPVC window. It includes a radiator and an en-suite with a shower cubicle, white toilet, and white sink in a vanity unit.

BEDROOM 2, measuring **9'5" x 12'1" (2.88 x 3.69m)**, also overlooks the rear garden through a UPVC window and features a radiator.

BEDROOM 3, measuring **11'9" x 10'7" (3.60 x 3.25m)**, UPVC window to the front and is complete with a radiator.

The **FAMILY BATHROOM** is appointed with a white bath, electric shower, white sink, and toilet. A UPVC double glazed window allows natural light to fill the space, creating a bright and refreshing atmosphere.

Stepping outside, you can access the rear garden via a set of steps leading down from the first floor. This garden offers an opportunity to create a tranquil retreat with ample space for outdoor activities or simply relaxing amidst nature.

Additional details worth noting include an EPC rating of D and a Council Tax Band D amounting to £2,132.74 for the year 2023/24.

In summary, this delightful 3-bedroom reverse level house in Paignton presents an attractive blend of comfort, convenience, and charm. With its spacious rooms, versatile living areas, and appealing garden, it offers a wonderful opportunity for a pleasant and fulfilling lifestyle. Don't miss out on the chance to make this property your new home. Contact Ridgewater today to arrange a viewing.

PHOTOS





Paignton Office

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

Call: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

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