



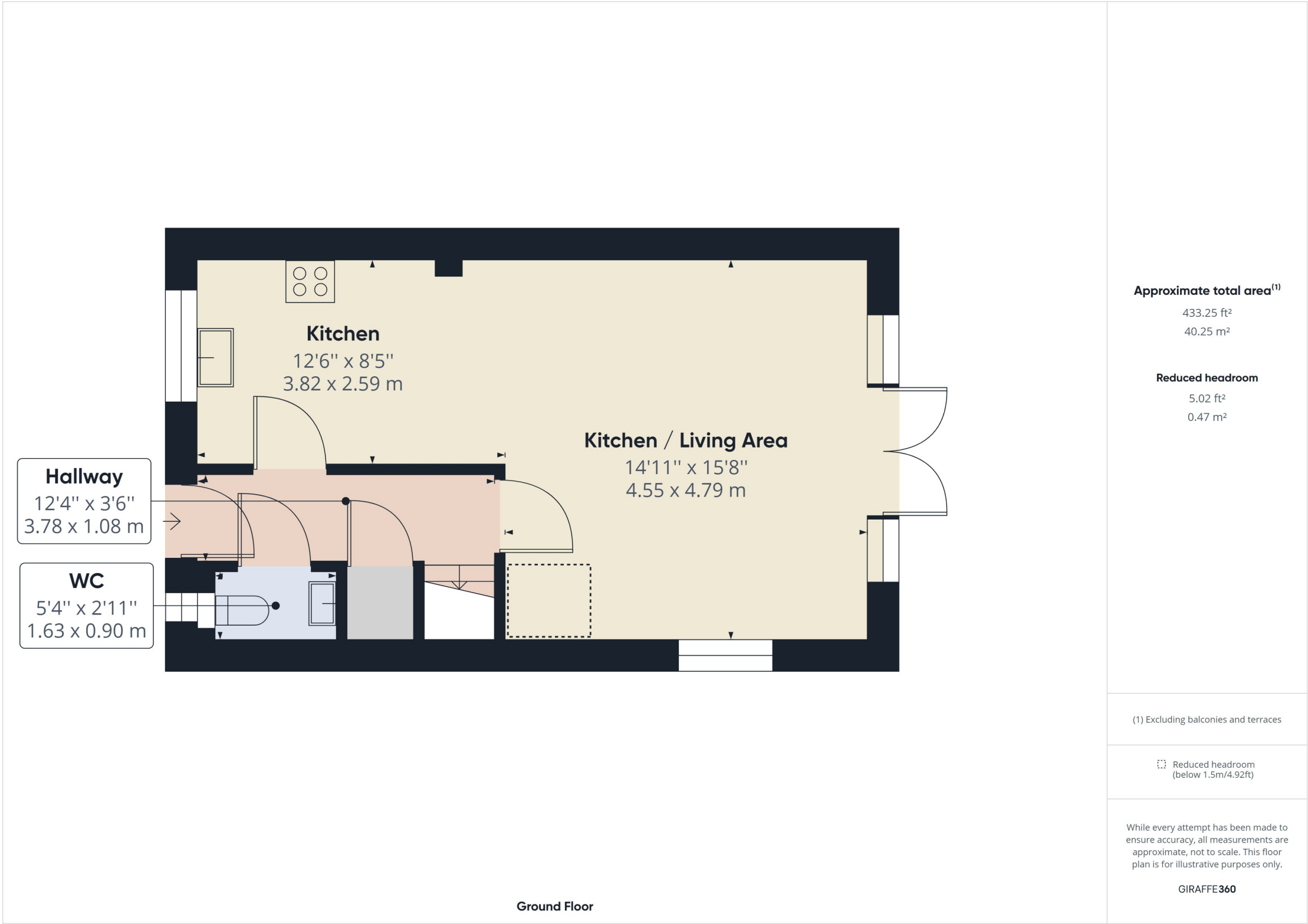
Ridgewater

Local • Independent • Experts

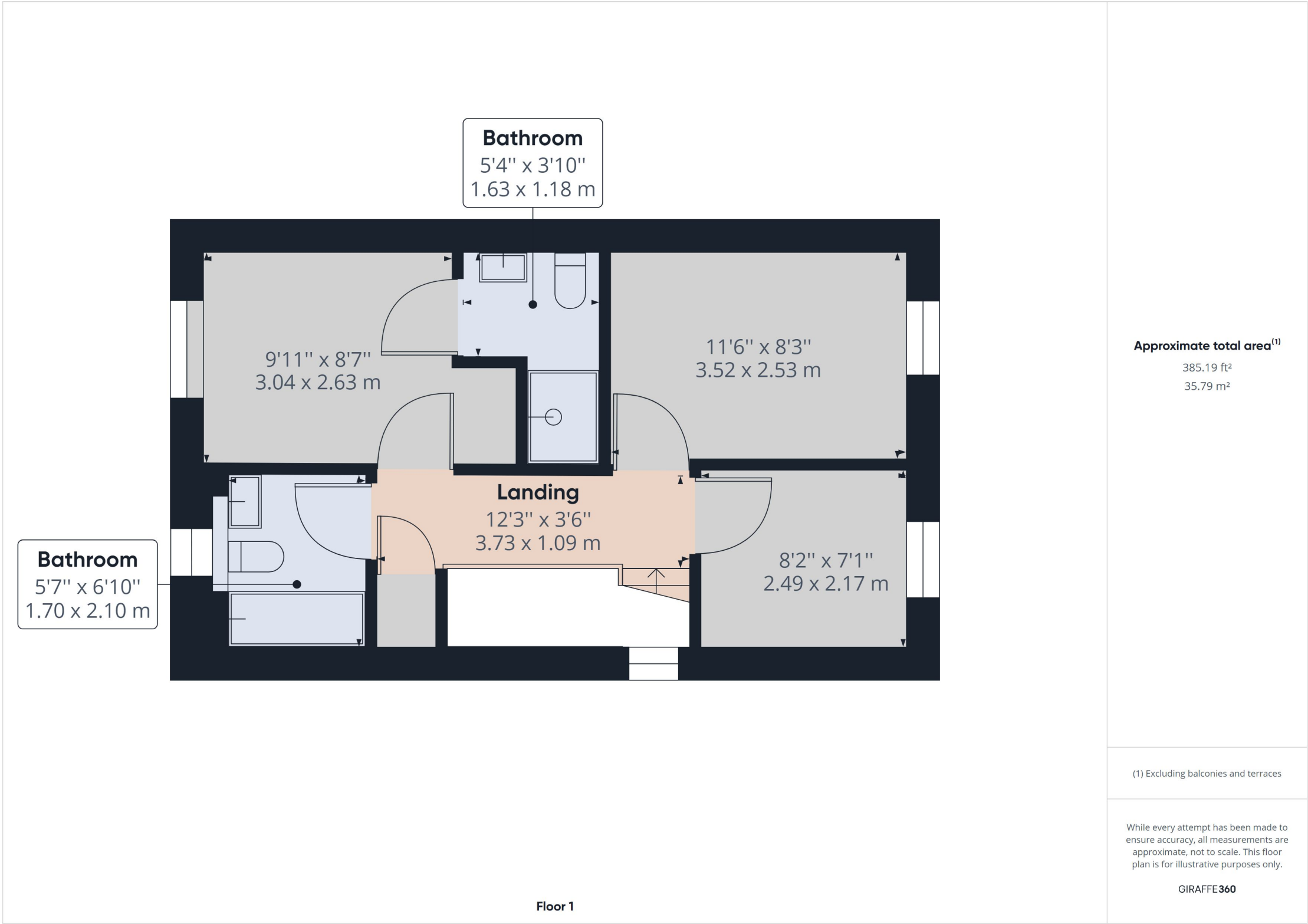
**3 Bedroom Semi-Detached House for Sale in Great Tree
Close, PAIGNTON**

£295,000

FLOOR PLAN



FLOOR PLAN



Ridgewater are delighted to offer this family home on the popular White Rock development by Linden Homes. The property comprises of: – Three bedrooms – Master with stylish en-suite shower room (double walk-in shower) – Spacious open plan living & dining area – Fully fitted modern kitchen with integrated oven, hob and fridge/freezer with plumbing for washing machine – Downstairs WC – Contemporary style family bathroom – Gas central heating – Fully double glazed – Patioed and lawned rear garden – Driveway parking – Tastefully designed and finished to a high specification throughout –

The property also benefits from 2 parking spaces.

White Rock is a popular residential location in Paignton. The property is a stone's throw away from a retail park with local supermarkets. Also close by are popular schools, and South Devon College, local bus routes to Paignton town centre and Brixham.

Accommodation

Front garden with **Parking** and path leading to front door.

Front door leading into **Hallway** with radiator. Wood effect doors to:

W.C. White sink and toilet, radiator, UPVC window

Storage/Cloaks Cupboard housing consumer unit.

Kitchen 12'6" x 8'5" (3.82 x 2.59m) Fitted with modern floor and wall based units, roll edge worktop surfaces incorporating stainless steel one and a half bowl sink unit, built in electric oven and gas hob, integrated fridge/freezer, plumbing for washing machine and dishwasher, boiler supplying gas central heating and hot water. UPVC double glazed window overlooking the front garden.

Lounge/Diner 14'11" x 15'8" (4.55 x 4.79m) with UPVC double glazed patio doors to rear garden and window to the side making this a bright airy room. Radiator.

From the hallway, stairs lead to **First Floor Landing** with doors to

Bedroom 1 9'11" x 8'7" (3.04 x 2.63m) plus Recess for wardrobe. UPVC window to front, radiator.

Ensuite Shower Room/W.C. comprising wall hung sink and toilet, towel rail radiator, fully tiled shower cubicle with mains shower unit fitted, part tiled walls, extractor fan.

Bedroom 2 11'6" x 8'3" (3.52 x 2.53m) with UPVC window to rear, radiator.

Bedroom 3 8'2" x 7'1" (2.49 x 2.17m) with UPVC window to rear, radiator.

Bathroom fitted with white 3 piece suite comprising wall-hung sink and toilet, panelled bath. Part tiled walls. UPVC window.

Outside Rear Patio and lawned Garden, enclosed by fencing.

Parking for 2 cars

EPC rating B

Council Tax D 2023/24 £2132.74.41

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.

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

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.