



Ridgewater

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**4 Bedroom Semi-Detached House for Sale in Southview
Road PAIGNTON**

Price: £375,000

FLOOR PLAN



Approximate net internal area: 1809.23 ft² (1927.69 ft²) / 168.08 m² (179.09 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

DESCRIPTION

A fantastic family home, located in a cul de sac within easy reach of Paignton town centre and sea front and within close proximity to Oldway Primary School. The accommodation is well planned and offers a living room, dining room, sun lounge and kitchen as well as a home office/bedroom 4 and cloakroom on the ground floor. To the first floor there are 3 good sized bedrooms, a family bathroom, an En-suite shower room/W.C. and separate W.C. - ideal to avoid that morning rush! An additional bonus to the accommodation is the large loft room accessed from the first floor landing.

A driveway offers off road parking for 2/3 vehicles and a garage offers secure storage facilities which could also, with the correct permissions, be adapted into additional accommodation and create an annexe for a dependent relative etc.

From the rooms at the back of the house, open views across Paignton and sea views to Brixham are enjoyed.

The rear garden, designed for ease of maintenance, is enclosed and enjoys a sunny aspect.

Accommodation

Double glazed front door with window light above in **Hallway** Wood effect flooring, walk-in storage cupboard. Stairs to first floor landing.

Living Room 11'8" x 13'1" (3.56 x 4.01m) Large double glazed window overlooking rear garden. Radiator. Picture rail. Door opens to a hallway leading to Office/Bedroom 4 and Separate W.C.

2nd Reception Room/Sun Lounge 14'9" x 13'1" (4.51 x 4.00m) Double glazed sliding patio doors open out onto the rear garden. Radiator. Picture rail. Chimney breast with small inset cupboard and alcoves on either side.

Dining Room 10'7" x 11'7" (3.24 x 3.54m) Double glazed window to front aspect. Radiator. Picture rail. Wood effect flooring.

Kitchen 11'11" x 9'0" (3.65 x 2.75m) Well fitted with wall and floor units under roll edge worktop surfaces, one and a half bowl stainless steel sink unit with mixer tap over. Integrated oven in housing with cupboards above and below, Integrated hob with extractor hood over. Part tiled walls. Space and plumbing for washing machine as well as other appliances. Two double glazed windows to front aspect. Obscure double glazed door to rear garden.

Stairs from the hallway lead to a half landing. From here the stairs split left and right. To the right, 3 steps lead to a **Landing** with double glazed window. Off is

Bedroom 1 21'11" x 9'1" (2.78 x 6.71m) Large double. 2 double glazed windows to rear and side aspects. 2 radiators. Picture rail. Door to

En Suite Shower Room Modern white suite comprising pedestal wash basin with mirror and shaver light socket over, walk-in shower cubicle with bi-fold door and electric shower fitted. Closed couple W.C., Fully tiled walls. Extractor unit. Ladder style towel rail radiator. Loft hatch.

From the half landing, 5 steps lead to the left **Landing/Hallway**. Walk in storage cupboard. Door to undereaves storage. Radiator.

Bedroom 2 14'10" x 10'5" (4.52 x 3.18m) Large double. Double glazed window to front aspect. Radiator. Built in bespoke shelving.

Bedroom 3 12'10" x 10'5" (4.52 x 3.18m) Large double. Double glazed window to rear aspect. Radiator. Bespoke built in triple wardrobe.

Family Bathroom Modern four piece suite comprising panelled bath with central mixer tap and handheld shower fitting, pedestal wash basin, close coupled W.C. Corner shower cubicle with glass screen doors and shower fitting. Fully tiled walls, Velux roof window. Ladder style towel rail radiator.

Stairs from landing/hallway to **Loft Room** with 2 Velux roof windows and light fitting. Restricted head room in places.

Garage 9'4" x 12'5" (2.86 x 3.79m) Up and over door. Power and lighting. Access to:

Office/Bedroom 4 5'11" x 9'7" (1.82 x 2.92m) Double glazed window to side aspect. Radiator. Picture rail.

Separate W.C. Pedestal wash basin with tiled splash back, closed couple W.C.

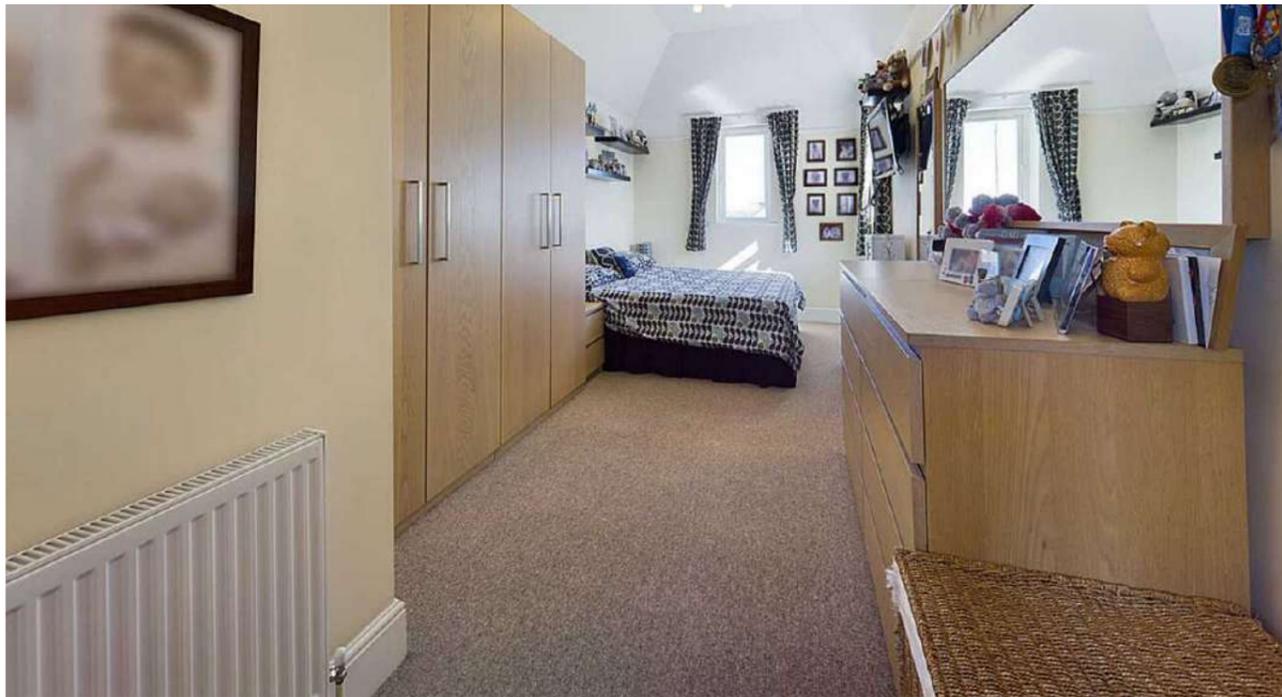
Agents Note: In our opinion, with the necessary planning permissions, we feel that this area could be converted into an annexe suitable for a dependent relative/teenager etc.

Outside Front To the front of the property, a driveway gives off road parking for 2/3 cars. Side gate to

Side Garden Brick paviour patio area giving access to the garage. A pathway leads round to two paved terraces with planted stone wall border beds. 3 steps down to

Rear Garden with paved patio area and stone wall border beds. Level Astro-turf lawn area with space for a playhouse and children's play equipment. The rear garden enjoys a sunny aspect and views across the surrounding area to Brixham.

PHOTOS





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