



Highfield Crecent, Paignton

£214,950



WILLIAMS HEDGE
estate agents



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1 HIGHFIELD CRESCENT, PAIGNTON, DEVON TQ3 3TP

A Spacious Detached Bungalow with double driveway and large garage | Reception Hallway
Large Lounge/Dining Room | Fitted Kitchen/Breakfast Room | 2 Double Bedrooms | Bathroom/W.C
Integral Garage with work/store room behind | Double Driveway | Front & Rear Gardens
Gas Central Heating | UPVC Double Glazing | No Onward Chain | Viewing Recommended.

This spacious two bedroomed detached bungalow occupies a residential position in the Kings Ash Area of Paignton close to local facilities including schools, general store and easy access to the ring road connecting Torquay, Newton Abbot and further afield. The property has been in the same ownership since construction and has been a much loved and cared for family home. The property is now in need of some modernisation/improvement and offers great potential with the benefit of having a large integral garage and useful room behind at lower ground floor level. The accommodation briefly comprises of reception hallway, large lounge/dining room with an open outlook, a good sized fitted kitchen/breakfast room, two bedrooms (one bedroom on ground floor and one on first floor) and ground floor bathroom/W.C. As mentioned there is a useful store/work room behind the larger than average double garage and the property has the benefit of a double width driveway. There are gardens to both side and rear of the property laid to a combination of both lawn and patio. An internal inspection of this gas central heated and UPVC double glazed property is highly recommended to fully appreciate the size and potential of the accommodation on offer.

The Accommodation Comprises

uPVC obscure double glazed front door opening to

RECEPTION HALLWAY 20' 6" x 3' 0" (6.25m x 0.91m) With doors to principal rooms, radiator, telephone point, door to

OPEN PLAN LOUNGE/DINING ROOM 26' x 13' 10" (7.92m x 4.22m) into bay reducing to 11'6" (3.51m) Bright and spacious room with lounge area having uPVC double glazed bay window enjoying an open outlook to the front across the surrounding area, fitted fireplace having electric coal effect fire with display hearth and mantle over, radiator, wall light points, coved ceiling. Dining area with ample room for dining table and chairs, two double radiators, uPVC double glazed window again having outlook to the front and across the surrounding area, feature Pine staircase rising to first floor, central heating thermostat control unit, wall light points.



FITTED KITCHEN/BREAKFAST ROOM 13' 1" x 9' 3" (3.99m x 2.82m) maximum Fitted with Schreiber units comprising of stainless steel sink unit with single drainer and mixer tap. Roll edge work surfaces over fitted floor cupboard and drawer units with matching wall mounted cupboards over. Inset four ring

Tricity hob with Whirlpool extractor over and built-in electric oven. Room for bistro table, radiator, uPVC double glazed window with outlook over the rear garden and also to the side across the surrounding area, complementary tiled surrounds, uPVC obscure double glazed door opening to



SUN ROOM/UTILITY 20' 6" x 4' 3" max (6.25m x 1.3m) With uPVC double glazed windows overlooking the rear patio and garden and across the surrounding area with uPVC double glazed door to outside and also obscure uPVC double glazed door giving access to the side of the property, space and plumbing for washing machine and room for table and chairs, double glazed polycarbonate pitched roof, power points, wall light point.

BEDROOM 2 10' 0" x 9' 10" (3.05m x 3m) With uPVC double glazed window with outlook to the rear, double radiator, picture rails.



BATHROOM/W.C 9' 7" x 5' 10" (2.92m x 1.78m) With quality suite of panelled bath with twin hand grips, wall grip to side, mixer taps and thermostatic shower unit with overhead shower, pedestal wash hand basin, low level W.C, radiator, complimentary fully tiled walls, panelled ceiling, uPVC obscure double glazed window.



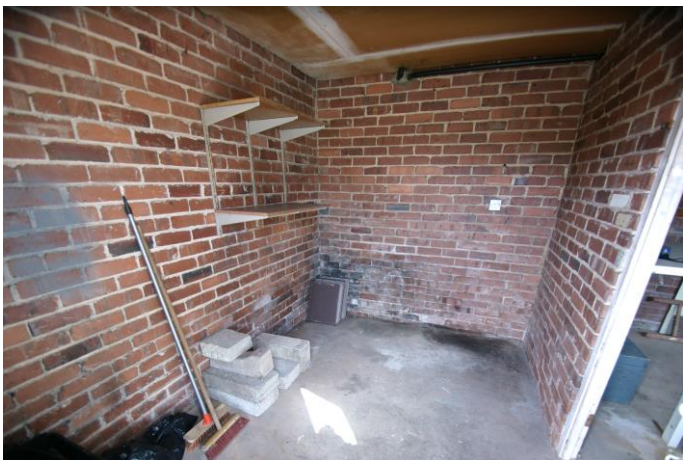
FIRST FLOOR LANDING With built-in airing cupboard, slatted wooden shelving and folding door, door to

BEDROOM 1 22' 3" x 10' 6" (6.78m x 3.2m) With uPVC double glazed windows to the side, two radiators, built-in wardrobes with hanging rails and fitted shelving.



LOWER GROUND FLOOR There is a uPVC double glazed door giving access from the side driveway and opening to a useful

WORK/STORAGE ROOM 9' 6" x 6' 10" (2.9m x 2.08m) With light and power and an opening to the larger than average



INTEGRAL GARAGE 18' 9" maximum to door x 12' 0" (5.72m x 3.66m) Having two work benches, work top with inset stainless steel sink unit with single drainer and storage below, obscure double glazed window to side, fluorescent strip lighting, power points, gas and electric meters. There is potential within the garage and additional work/store room to create additional living or sleeping accommodation with access from within the

main property subject to the necessary consents. There is also access from the garage to under the house with restricted head room.



OUTSIDE

FRONT To the front of the property there is a concrete driveway and leading to the integral garage with up and over door. To the side of the main drive there is a further longer concreted driveway with room for additional parking, boat, motorhome, caravan etc. The front garden is raised and mainly laid to lawn with a number of shrubs, flowers and plants. There is a pathway and gate at the side of the property giving access to the attractive and sunny rear garden.

REAR The rear garden is attractively arranged with two good sized patio areas with ample room for table and chairs, pots, plants etc and a step down and an opening to the lawned garden which is separated by a central pathway and there is a number of specimen shrubs and bushes plus productive apple tree. The garden is enclosed on both sides and to the rear with block walling.



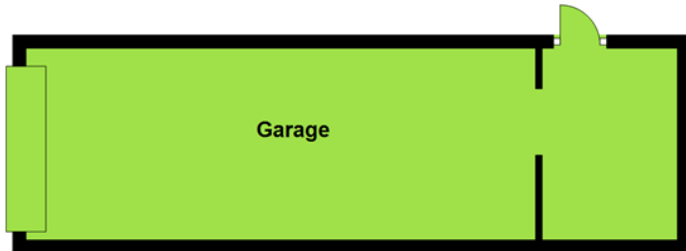
Age: 1952 (unverified)	Postcode: TQ3 3TP
Current Council Tax Band: C	Stamp Duty:* £1,799 at asking price
EPC Rating: F	Gas meter position: Garage
Electric meter position: Garage	Water: Meter
Boiler positioned: Garage - conventional	
Loft: Boarded	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

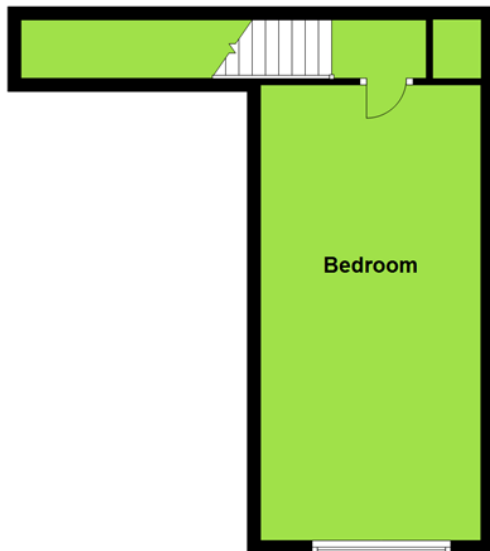
Garage Level



Ground Floor



First Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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