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Primley Park, Paignton

A deceptively spacious Semi Detached Dormer Bungalow enjoying spectacular sea views stretching across to Torquay & Thatcher Rock, with 3 double bedrooms, gardens, driveway parking & garage. No onward chain.

Semi Detached Dormer Bungalow | Spectacular Sea Views to Torquay & Thatcher Rock | Entrance Hallway | Lounge with Sea Views | Fitted Kitchen | Dining Room with access to the Rear Garden | 3 Double Bedrooms | Shower Room/W.C | Underhouse/Utility area | Front & Rear Gardens | Driveway parking for 3/4 vehicles | Single Garage | Backing onto Primley Woods | No Onward Chain |

£325,000

Primley Park, Paignton

Situation & Description

Situated in a popular residential area of Primley Park, being in an elevated position to take in the spectacular open sea views across to Torquay and Thatcher Rock. Situated just on the outskirts of Paignton, giving easy access to the Torbay Ring Road to nearby towns and cities. There are a number of supermarkets within easy reach of the property, together with secondary and primary schools. Primley Woods is also close to the property, which is ideal for dog walkers.

This Semi Detached dormer bungalow is deceptively spacious and enjoys lovely sea views stretching across to Torquay and Thatcher Rock. The accommodation briefly comprises of the entrance hallway, leading through to the lounge with large picture window taking in the sea views, with staircase giving access to the first floor.

On the ground floor, there is a fitted kitchen, with integrated dishwasher and oven and hob, leading through into a separate dining room with a vaulted ceiling, having french doors giving access out to the rear garden, together with 2 double bedrooms.

On the first floor, there is a further double bedroom with velux style windows enjoying sea views, and views over the rear garden and woodland.

The property benefits from having gas central heating, PVCu double glazing and has a driveway providing off road parking for 3/4 cars, leading up to a single garage, which is used for storage.

There is also a useful underhouse storage/utility area. There are gardens to both front and rear, with the rear garden being laid to lawn and backing onto Primley Woods, with a private gate giving access into the woods. There are some sea views enjoyed from the rear garden, with a raised timber decking area.

The property is now being sold with no onward chain, and should be viewed internally to appreciate the accommodation on offer.

Please note

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Primley Park, Paignton

Entrance Hallway

Composite front door to the entrance hallway with central heating radiator. Feature opening to the lounge. Built-in cupboard for storage and gas meter. Telephone point. Doors to

Lounge

PVCu double glazed window to the front enjoying good sea views across to Torquay and Thatcher Rock. Stairs to first floor. Central heating radiator. Power points.

Bedroom 1

PVCu double glazed window to front. Central heating radiator. Power points.

Bedroom 2

PVCu double glazed window. Central heating radiator. Power points.

Shower Room/WC

Corner shower enclosure with mains shower. Tiled walls. Pedestal wash hand basin and close coupled w.c. PVCu double glazed obscure window to side. Tall chrome central heating towel radiator. Extractor fan.

Kitchen

Fitted kitchen with base and wall units and matching pan drawers. Integrated dishwasher and electric oven and 4 ring gas hob with extractor hood over. One and half bowl stainless steel sink inset to work surfaces. Tiled splash back. Dual aspect windows with 2 PVCu double glazed windows enjoying a view of the sea and the rear garden. Central heating radiator. Power points.

Dining Room

Vaulted ceiling with velux window. PVCu double glazed windows and PVCu double glazed door and french doors leading out to the rear garden. Further obscure windows to side. Central heating radiator. Power points.

FIRST FLOOR:

Stairs from the lounge to the first floor.

Bedroom 3

Some limited headroom into the eaves of the roof. 3 velux style windows with sea views to Torquay and Thatcher Rock. PVCu double glazed window to rear with views over the rear garden and Primley Woods. Power points.

Outside to Front

The front garden is raised with a flower border having mature trees and palm tree with two shaped areas at the front of the property, one with pebbles and the other with inset fish/wildlife pond with wild flowers. Enjoying open sea views across the bay.

There is a driveway at the side of the property which offers off road parking for 3/4 cars leading to the single garage.

Underhouse Storage Area

This area is utilised as a UTILITY ROOM/STORAGE AREA and has power and light and also houses the gas boiler for central heating and hot water. Plumbing for washing machine.

Single Garage

With up and over door.

Outside to Rear

The rear garden backs onto Primley Woods and has a private gate at the rear for access, which is perfect for dog walkers. The garden is laid mainly to lawn with a raised patio/decking area enjoying sea views. Side gate giving access to the driveway and front of the property.

Tenure

Freehold

COUNCIL TAX BAND D

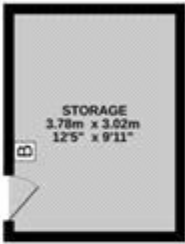


Primley Park, Paignton

UNDERGROUND STORAGE
14.2 sq.m. (151 sq.ft.) approx.

ENTRANCE FLOOR
71.6 sq.m. (774 sq.ft.) approx.

1ST FLOOR
114.2 sq.m. (1234 sq.ft.) approx.



TOTAL FLOOR AREA: 112.3 sq.m. (1209 sq.ft.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	82
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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