



Climsland Road, Paignton

£220,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



Tel: 01803 554322

35 CLIMSLAND ROAD, PAIGNTON, TQ4 5LY

Convenient location | Entrance hall | Sitting room | Dining room | Two bedrooms | Bathroom  
Kitchen | Breakfast room | Courtyard garden | Garage

This well presented mid terraced home occupies a residential position close to local facilities including shops, primary school and is within around half a mile of Paignton town centre which offers a fine and varied range of shopping facilities and amenities, railway and bus station plus beaches and harbour. Generous accommodation arranged over two floors comprising, entrance hall, sitting room, dining room, kitchen, breakfast room, two bedrooms and bathroom. Externally the property benefits from a courtyard garden and garage to the rear. Viewing highly recommended. For further information, please contact our office on 01803 554322.

The Accommodation Comprises

uPVC double glazed front door into enclosed entrance porch, tiled floor, panel door into inner hall.

**INNER HALL** - 4.01m x 0.86m (13'2" x 2'10")  
Radiator, tiled floor, stairs to first floor, further door to

**DINING AREA** - 4.44m x 4.29m (14'7" x 14'1")  
Laminate wood effect flooring, ceiling light point, under stairs storage cupboard, radiator.



**KITCHEN** - 3.23m x 2.21m (10'7" x 7'3") Wall base and drawer units with square edged work surfaces over, tiled floor, space and plumbing for washing machine, space for upright fridge/freezer, space and plumbing for dishwasher, inset sink with drainer, directional ceiling spotlight, obscure double-glazed door to rear, wall mounted boiler controlling the central heating system, open arch to breakfast room. Power points with usb facilities. Door to breakfast room and archway to sitting room.



**SITTING ROOM** - 3.53m x 3.45m (11'7" x 11'4")  
Radiator, ceiling light point with ceiling rose, TV point, cupboard in alcove, electric feature fire.



**BREAKFAST ROOM** - 3.48m x 2.46m (11'5" x 8'1")  
Radiator, tiled flooring, Velux window, power points, uPVC double doors opening to rear garden.



**LANDING** - 3.68m x 1.7m (12'1" x 5'7") Ceiling light point, access to loft, doors to bedrooms

**BATHROOM** - 3.23m x 2.18m (10'7" x 7'2") Vinyl tile effect flooring, aqua panel walls, 12 jet jacuzzi bath central taps, electric shower over, low level close coupled WC push button flush, pedestal hand wash basin, obscure double-glazed window to the rear, ceiling light point, airing cupboard with water tank and slatted shelving, part tiled walls, smooth finished ceiling.



**BEDROOM TWO** - 3.73m x 2.64m (12'3" x 8'8") Double bedroom, uPVC double glazed window to rear aspect, radiator, ceiling light point, smooth finished ceilings.



**BEDROOM ONE** - 3.78m x 3.48m (12'5" x 11'5") Double bedroom, ceiling light pint, uPVC double glazed window to the front aspect, full wall length, mirror fronted wardrobe with sliding doors.



**COURTYARD GARDEN** Easy maintenance, panel fencing, seating area, access to garage via personal door.



**GARAGE** - 4.37m x 4.27m (14'4" x 14'0") Block built, roller door, light and power.

**AGENT NOTE** Access lane to the rear is council owned.

Age: (unverified)	Postcode: TQ4 5LY
Current Council Tax Band: B EPC Rating: D	Stamp Duty:* £0 at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 88 Square meters	Square foot: approx. 987 Sqft

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.



**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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