



£300,000

7 The Retreat
Marine Drive, Paignton, TQ3 2NS

- SEMI DETACHED HOUSE
- 3 BEDROOMS (ALL EN-SUITE)
- CLOSE SEA FRONT

- LEVEL POSITION
- SMALL REAR GARDEN
- GATED DEVELOPMENT



RICS

Telephone: 01803 403060

7 The Retreat, Marine Drive, Paignton

Modern three bedroom (all en-suite) semi detached house, close Preston sea front and local facilities. Ideal retirement or holiday home in gated development. Gas central heating, parking, small garden. Some refurbishment required.

The White House
42/44 The Terrace
Torquay
Devon
TQ1 1DE
T: 01803 403060
E: residential@waycotts.co.uk
www.waycotts.co.uk

SITUATION & DESCRIPTION

This well-proportioned semi detached 3 storey home is located close to Paignton sea front and wonderful beaches. Paignton comprises part of the English Riviera famed for its beautiful beaches and coastline. Paignton has a host of shops and independent retailer's restaurants. Mainline railway station and good main roads to the A38 with both Exeter and Plymouth being close by.

This 3-bedroomed semi-detached property is located in a private gated complex of 8 similar properties. The property requires some modernisation and refurbishment, having 3 double en suite bedrooms an open plan kitchen diner. Light and airy living room with patio gardens to the rear.

ACCOMMODATION

Open entrance canopy gives access to:

Entrance Door:

ENTRANCE HALL Doors to principal ground floor rooms, radiator, entrance security phone. Under stairs cupboard with electrical consumer unit. Stairs to first floor.

CLOAKROOM Tiled wall surfaces low level WC, pedestal wash hand basin window to front.

KITCHEN/DINER 16' 9" x 8' 5" (5.13m x 2.57m) Modern open plan kitchen diner, kitchen comprises wide working surfaces with inset 5 ring gas hob, inset sink with window over. Comprehensive range of matching base and wall unit, part tiled walls, built in double oven, dish washer, washing machine, built in fridge freezer. Cooker filter hood, window to front.

Dining area

Being open plan from the kitchen window to side, radiator.

LIVING ROOM 15' 4" x 11' 3" (4.68m x 3.45m) Light and spacious living room with modern stone fire surround and hearth TV point radiator. Large sliding patio to patio gardens to rear.

First Floor landing

Approached from turning staircase from entrance hall, radiator. Further stairs rise to second floor landing study area.

MASTER BEDROOM 15' 4" x 11' 6" (4.69m x 3.53 narrowing to 2.03m) L shaped double bedroom with French doors to balcony and window to side. TV point radiator.

En-suite Bathroom

Tiled wall surfaces and comprising white suite, panelled bath, low level WC, pedestal wash basin radiator. Tiled shower cubicle with mains shower. Window.

BALCONY 15' 10" x 3' 8" (4.85m x 1.13m) Accessed via French doors from the master bedroom.

BEDROOM 2 12' 5" x 10' 11" (3.79m x 3.35 maxm) Double room with two sash windows to the rear, radiator TV point.

En suite Shower room

Tiled walls, low level WC, pedestal wash basin. Tiled shower cubicle with mains shower. Window.

SECOND FLOOR LANDING/STUDY AREA 8' 7" x 7' 0" (2.63m x 2.14m) Slopping ceiling with inset lights, radiator phone point.

BEDROOM 3 12' 3" x 8' 9" (3.74m x 2.68 usable aream) An inter eaves double room, inset skylight windows to front. Radiator, access to eaves storage cupboard.

En suite bathroom

White suite with tiled wall surfaces, comprising panelled bath, glazed and tiled shower cubicle with mains shower, low level WC, pedestal wash basin. Skylight window. Into eaves cupboard being home to gas boiler supplying hot water and heating for the property.

EXTERNALLY To the rear of the property there is a small patio garden and lawned area and pathway leads to side entrance gate.

To the front of the property there is two car parking spaces. Access to the gated complex of 8 properties is via security gate and shared communal driveway.

ENERGY RATING C

COUNCIL TAX Band D

TENURE Freehold

VIEWING appointment with WAYCOTTS RESIDENTIAL on 01803 403060

