



# Robert Williams

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£420,000

Freehold

Midvale Road

Paignton

Devon

TQ4 5BD

## Midvale Road, Paignton

A newly built 4 bedroom end of terrace house in the popular Devon seaside town of Paignton with a driveway and private rear garden.

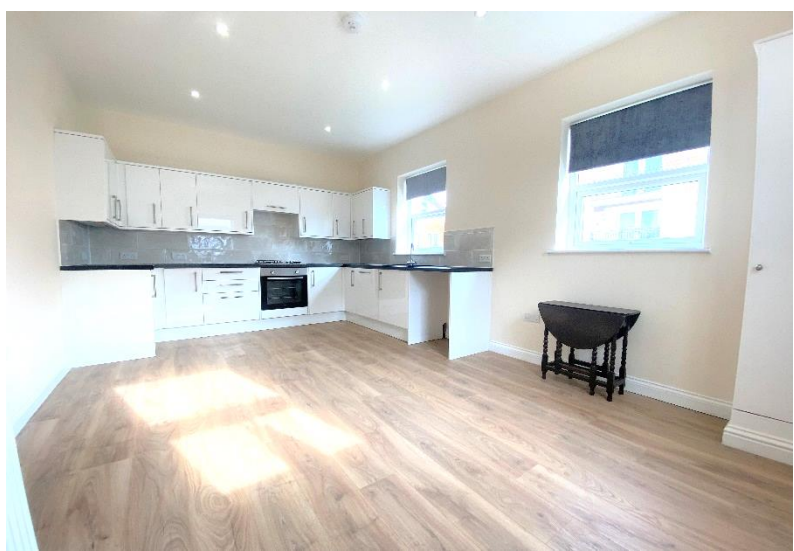
NO ONWARD CHAIN.

# The situation...

Paignton is a popular seaside town which together with Torquay and Brixham forms the borough of Torbay. It has a long stretch of beautiful beachfront and is part of the UNESCO accredited English Riviera Global Geopark recognising its extraordinary natural beauty and heritage.

The property is conveniently located within a short walking distance to the town centre and seafront where there are numerous cafes, bars, restaurants, shops, and entertainment facilities.

Paignton is just a 45 minute drive to the city of Exeter, and 1 hour to Plymouth and all that Devon's largest cities have to offer.



## Key Points

**Local Authority:** Torbay Council

**Council Tax Band:** C

**Heating:** Gas Central Heating

**Services:**

**EPC Rating:** C

- FOUR BEDROOM HOUSE
- THREE BATHROOMS
- DRIVEWAY
- PRIVATE GARDEN
- NEW BUILD
- FULLY GCH AND DG
- CLOSE TO AMENITIES
- LEVEL ACCESS TO TOWN



# The Property...

Through the front door is a large hallway with doors leading to the kitchen/diner, living room and downstairs WC. The kitchen is fully fitted with an electric oven, gas hob, extractor fan, and sink and drainer. There is a generously sized granite effect worktop with tiled splashbacks, and plenty of wall and base storage units. The bright living room benefits from large dual aspect windows and a TV point. In the downstairs toilet there is plumbing potential for a washing machine or tumble dryer. The ground floor level has fully oak effect laminate flooring throughout.

On the first floor are three good size bedrooms and the family bathroom. The master bedroom is fitted with an en-suite bathroom with a shower, WC and basin. Both the other two bedrooms on this level are carpeted with UPVc windows. The main family bathroom is tiled, with a UPVc frosted window, jacuzzi bath, corner shower, WC and basin.

On the top floor is the fourth bedroom. On the immediate landing area is a large Dakea velux window and space for a desk/additional storage. There are doors to the large double bedroom on one side and the other side a door to closet space and a final bathroom with shower, WC and basin.



# Time to find out more...

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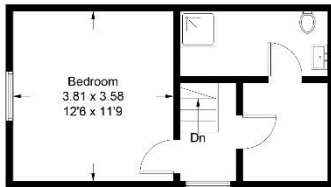


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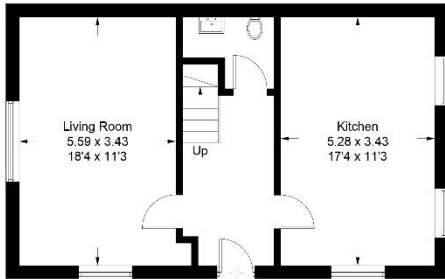
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### 26 Midvale Road

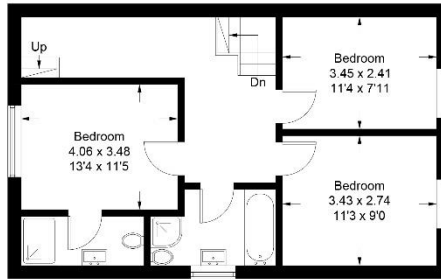
Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID839616)



### Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			