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# 26 Redburn Close

Paignton, Devon, TQ3 2LB

## Description

\*\*\*SUPERBLY PRESENTED HOME IN OLDWAY CATCHMENT AREA\*\*\* A 3 Bedroom Character Semi-detached House that has been much improved by the owners in recent years. Accommodation briefly comprises; Hallway, Living Room, Dining Room, Extended Kitchen, 3 Bedrooms and Bathroom. The property also benefits from Sea Views, Workshop, Off Road Parking and Rear Garden. Viewing highly recommended to appreciate the standard of accommodation on offer.

Price: £229,950



### ACCOMMODATION

Undercover porch and UPVC double glazed door with windows to the side and above into;

### ENTRANCE HALL

Solid oak flooring. Stairs to first floor. Radiator. Telephone point. Downlights. Opens through to;

### KITCHEN / UTILITY

14' 7 max" x 12' 7 max" (4.44m x 3.84m)  
Continued oak flooring. A range of modern wall and base units with square edge worktops and tiled surrounds. Under unit lighting. One and a half sink/drainers. Downlights. Two UPVC double glazed windows to the rear. Space and plumbing for dishwasher, washing machine and space for tumble dryer and fridge/freezer. Gas range oven with hood over.

### LOUNGE / DINING ROOM

30' 0 max" x 12' 4 max" (9.14m x 3.76m)  
Separated by square arch. Solid wooden door with glazing leads in from the hallway.

Living room - Solid oak flooring. UPVC double glazed bay window to the front with bespoke fitted Venetian blinds. Radiator. Victorian style open fireplace with solid oak surround. TV connection points. Two ceiling roses.

Dining room - Cupboard housing central heating combi boiler. Radiator. UPVC double glazed sliding patio door to the garden with fitted blind.

### LANDING

UPVC double glazed window to the side with fitted blind. Loft access. Solid wooden doors to all rooms.

### BEDROOM ONE

14' 11 max" x 11' 3 max" (4.55m x 3.43m)  
UPVC double glazed bay window to the front with bespoke fitted Venetian blinds and sea views to Torbay. Radiator. Two bespoke oak fitted wardrobes with hanging rails and shelving. TV connection point.

### BEDROOM TWO

11' 0" x 10' 9" (3.35m x 3.28m)  
UPVC double glazed window to the rear with fitted Venetian blind to the rear. Radiator. TV point.

### BEDROOM THREE

7' 11" x 7' 0" (2.41m x 2.13m)  
UPVC double glazed window to the front with fitted Venetian blind and sea views of Torbay. Radiator.

### BATHROOM

7' 8" x 7' 5" (2.34m x 2.26m)  
Modern white suite. Low level WC. Panelled bath with chrome mixer tap and decorative tiled surround. Pedestal wash hand basin with tiled surround. Glazed double shower with boiler fed shower and rain shower head. Two mirror fronted vanity cupboards. Downlights. UPVC double glazed window to the rear with fitted Venetian blind. Chrome towel radiator. Vinyl flooring. Shaver point.

### WORKSHOP

Outward opening doors. Power and light. Suitable for a variety of uses.

### OUTSIDE

To the front there is parking for 2 cars approx.

The rear garden is low maintenance and briefly includes a patio area with raised borders stocked with plants and shrubs. Bespoke made 'garden love seat'. Outside water supply.

### FURTHER INFORMATION

Council tax band C. Water meter.

