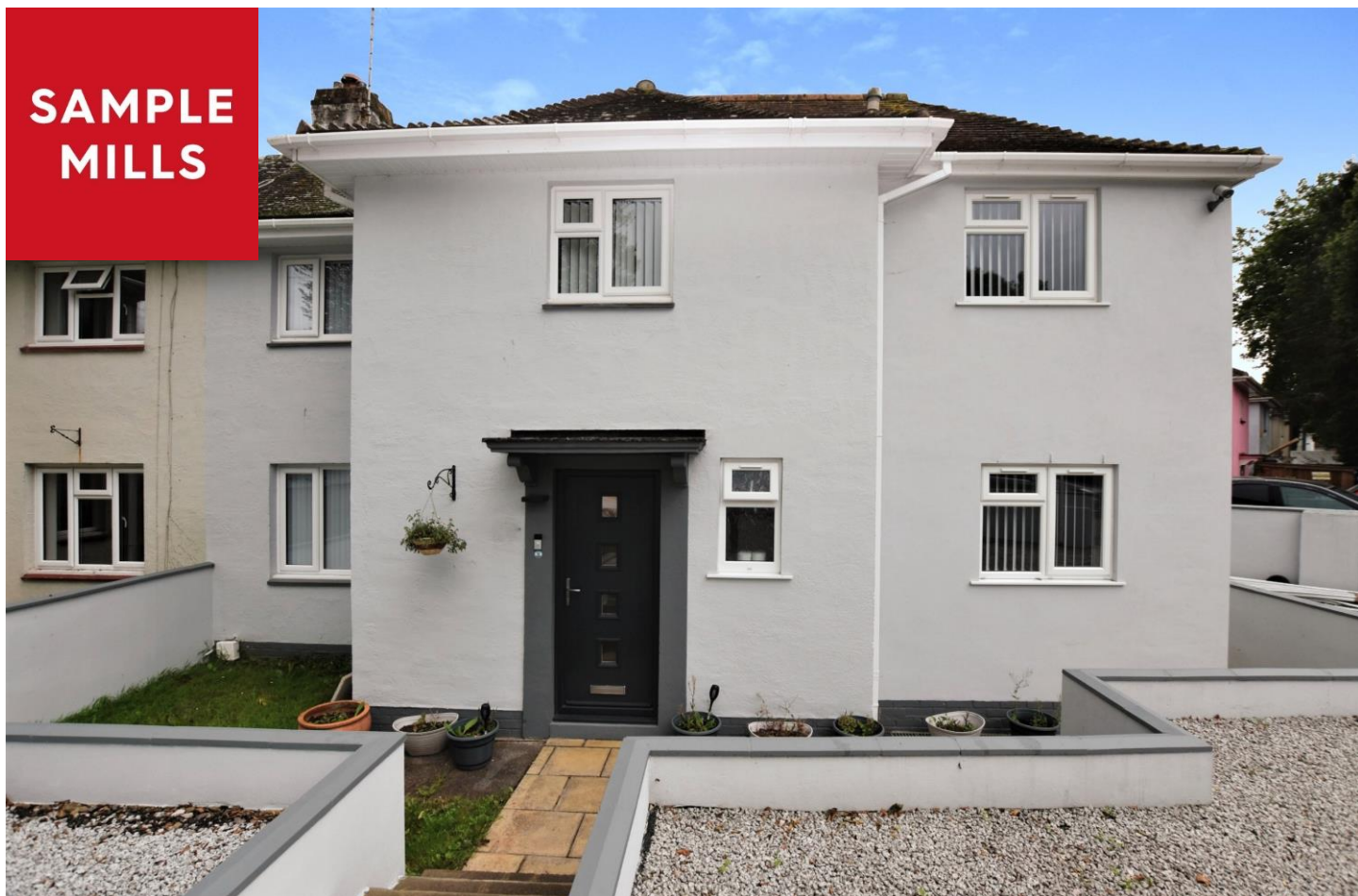


**SAMPLE  
MILLS**



**East Pafford Avenue  
Watcombe  
Torquay  
Devon**

**£285,000**

**FREEHOLD**





**East Pafford Avenue, Watcombe,  
Torquay, Devon**

**£285,000 freehold**

An extended well-presented 4 bedroom Semi-Detached family home situated in the Watcombe area of Torquay with easy access to local amenities to include shops, schools, golf course and model village, whilst Torquay town centre is just a short distance with its further range of amenities to include shops, pubs, restaurants, beaches, Princess Theatre, Torre Abbey Historic house and gardens, bus routes, Torbay Hospital plus the train stations at Torre and Torquay.

Internally the accommodation comprises entrance hall, downstairs cloakroom, kitchen, lounge and separate dining room. Upstairs, there are 4 bedrooms, the master with dressing room, and a family bathroom.

Further benefits include gas central heating, uPVC double glazing, ample off road parking to the front and a larger than average sized enclosed rear garden.

This property is ideal for a growing family and viewing is highly recommended.





Double glazed composite door to:

#### Entrance Hall

Staircase to first floor landing. Radiator. Door to:

#### Downstairs Cloakroom

Low level WC. Wall mounted wash-hand basin. Heated towel rail. Obscure uPVC double glazed window. Tiled floor. Partly tiled walls.

#### Lounge – 4.72m x 3.81m (15'6" x 12'6")

Dual aspect uPVC double glazed windows to front and rear aspects. Radiators x 2. TV point. Understairs storage cupboard.

#### Kitchen – 5.36m x 2.79m (17'7" x 9'2")

Range of matching wall and base units. Rolled edge worktop surface areas. Stainless steel single drainer sink unit with mixer tap. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Space for cooker. Extractor fan. uPVC double glazed window to rear aspect. Partly tiled walls. Tiled floor. Door to:

#### Dining Room – 3.76m x 2.74m (12'4" x 9'0")

uPVC double glazed window to front aspect. uPVC double glazed French patio doors to the rear garden. Radiator. Tiled floor.

#### Staircase to first floor landing

Access to loft area. uPVC double glazed window to side aspect. Doors to:

#### Bedroom 1 – 2.82m x 2.67m (9'3" x 8'9")

uPVC double glazed window to front aspect. Radiator. Through to:

#### Dressing Room – 1.83m x 1.65m (6'0" x 5'5")

uPVC double glazed window to rear aspect overlooking the garden. Fitted wardrobe with hanging rail and shelving.

#### Bedroom 2 – 3.73m x 2.74m (12'3" x 9'0")

Dual aspect uPVC double glazed windows to front and rear aspect. Radiator.

#### Bedroom 3 – 2.90m x 2.82m (9'6" x 9'3")

uPVC double glazed window to front aspect. Radiator.

#### Bedroom 4 – 2.74m x 2.24m (9'0" x 7'4")

uPVC double glazed window to rear aspect. Radiator. Laminate flooring.

#### Bathroom – 1.96m x 1.83m (6'5" x 6'0")

Panelled bath with shower and mixer tap. Vanity wash-hand basin. Low level WC. Fully tiled walls. Tiled flooring. Heated towel rail. Obscure uPVC double glazed window.

#### OUTSIDE

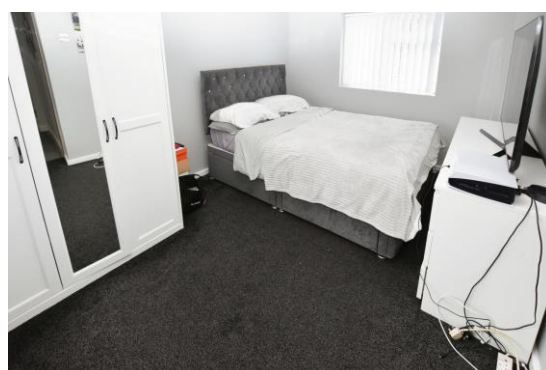
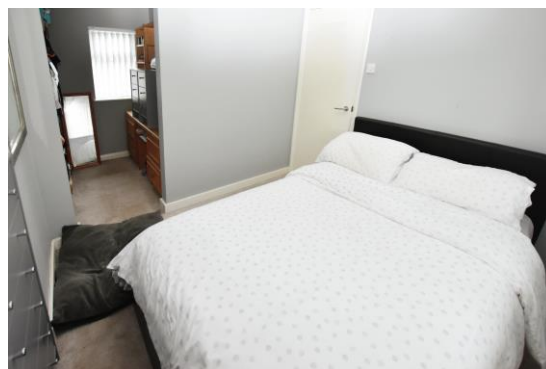
To the front of the property, there is a brick wall surrounding an area fully laid to shingle with ample off road parking for approximately 5 cars. Steps lead down to the front door. There is a pathway leading around to the rear garden.

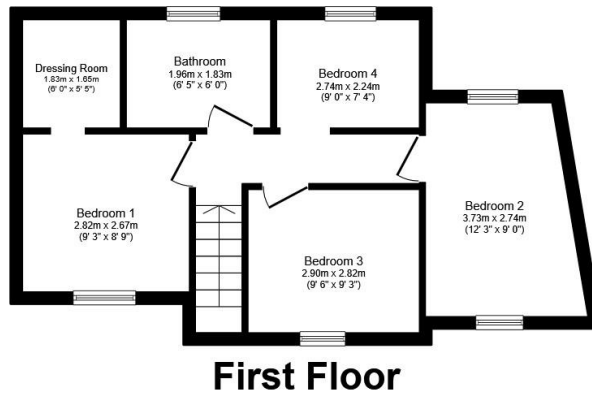
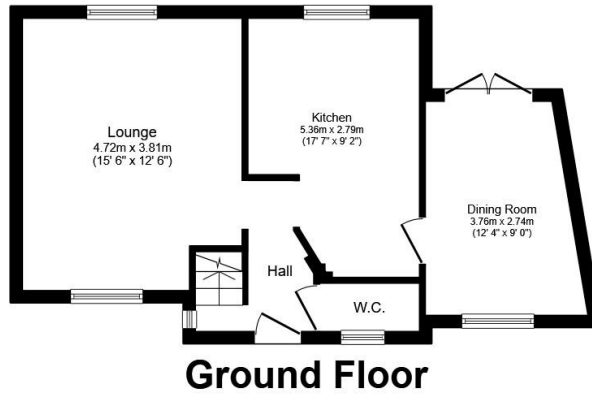
To the rear of the property, there is a paved patio area with lawned area and shingle steps leading down to a further lawned garden. The rear garden is larger than average and fully enclosed by panelled fencing.

#### AGENTS NOTE

Council Tax Band: 'B'

EPC Rating: 'C'





Total floor area 85.1 sq.m. (916 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.