

47 Conway Road  
Paignton TQ4 5LH  
**£1,750 PCM**



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**Winfields**  
Sales & Lettings

- Edwardian era townhouse
- Great location
- Garden
- Parking
- Coming soon
- Separate reception rooms
- Gas central heating
- Spacious

#### Entrance -

Wooden door into;

#### Entrance hall -

5'6" x 24'7"

Wooden flooring. Gas central heating radiator. Cupboard housing the circuit breaker box. Smoke alarm. Stairs rising to first floor. Stairs descending to lower ground floor.

#### Kitchen -

10'5" x 17'0"

Wooden/laminate flooring. Gas central heating radiator. Hive thermostat control. A range of modern wall and base mounted units with rolled edge worksurfaces, tiled splashbacks and integrated dishwasher. Electric 5 point hob with oven under, set within a tiled surround. Sink with mixer tap over. Windows looking out on to the garden. Plumbed in fridge/freezer (available to purchase from the owner).

#### Living area -

26'6" x 12'1"

Bay windows looking out on to Conway road. Wooden flooring. Gas central heating radiator. Feature fireplace. Picture rails. UPVC double glazed doors leading on to small terrace which has stairs descending to garden.

#### Bedroom 1 -

11'9" x 14'9"

Bay windows looking out on to Conway road. Wooden flooring. Gas central heating radiator.

#### Bedroom 2 -

11'9" x 12'5"

Window looking out on the garden. Wooden flooring. Gas central heating radiator. Pedestal wash hand basin. Picture rails.

### **Bedroom 3 -**

10'2" x 10'8"

Window looking out to the garden. Gas central heating radiator. Wooden flooring. Picture rails. Fireplace.

Windows looking out on to the garden. Gas central heating radiator.

Washing machine and dryer Set within a rolled edge worksurface with tiled splash back. Wooden flooring. Sink with mixer tap. Cupboard housing the boiler. Carbon monoxide alarm. Door out to garden.

### **Bedroom 5 -**

5'10" x 8'6"

Window looking out on to Conway road. Gas central heating radiator. Picture rails. Wooden flooring.

### **Bathroom -**

5'6" x 6'2"

Obscured window. Half tiled walls and flooring. Pedestal wash hand basin. Low level W/C. Mirror fronted medicine cabinet. Wall mounted mirror. Bath with hot and cold taps, shower attachment and glazed bi-folding screen. Gas central heating radiator.

### **Shower room -**

4'11" x 4'7"

A Panelled walk-in shower with glazed screen and shower attachment. Pedestal wash hand basin with storage under and mixer tap over. Wall mounted mirror. Extractor fan. Heated towel rail. wooden flooring.

### **Reception Room/Dining Room/Home Office -**

17'0" x 11'9"

Sky light. Wooden flooring. Gas central heating radiator.

### **Bedroom 4 -**

11'5" x 11'9"

UPVC double glazed window looking out on to the garden. Carpeted flooring. Gas central heating radiator.

### **Lower ground floor W/C -**

2'11" x 4'3"

Window. Low level W/C. Tiled flooring. Wash hand basin.

### **Utility room**

16'8" x 9'10"







# FLOOR PLAN & E.P.C.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales**

EU Directive  
2002/91/EC





# Winfields

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