



Colley End Road | Paignton | TQ3 3QY

Asking Price Of £279,950

A beautifully presented, spacious three bedroom semi detached house positioned just a stones throw from an array of amenities. The property itself offers ample space and comprises a welcoming entrance hallway, a large open living room/diner, a sizeable modern kitchen, three spacious bedrooms, two bathrooms, off road parking, garage and easy to maintain front and rear gardens. The home is situated in an ideal spot as is just over half a mile from Paignton town, an array of shops, cafes, bus links and Paignton train station, schools, Paignton beach and much more. The home is being offered with no onward chain!

- BEAUTIFULLY PRESENTED THROUGH OUT
- GARAGE
- OFF ROAD PARKING
- NO CHAIN!
- EASY TO MAINTAIN FRONT AND REAR GARDENS
- SHORT WALK TO LOCAL AMENITIES

**ENTRANCE HALLWAY** A uPVC double glazed front door opening into a beautifully bright and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, deep under stairs storage with further built in storage within the hallway with a range of base units and roll edged work surfaces above perfect for storage and ornamental decoration. Wood laminate flooring, overhead spotlighting, a uPVC double glazed window and a gas central heated radiator.

**LOUNGE/DINER** - 7.17m x 4.18m (23'6" x 13'8") A phenomenally large open living room/diner perfect for entertaining and space for an abundance of furniture. A feature open log burning fireplace and solid oak mantle above. Tv and internet points, overhead spotlighting and feature pendant lighting within the dining section. uPVC double glazed bay window to the front aspect with an open outlook allowing a vast amount of light to flood through. Two vertical gas central heated radiators and solid oak French doors opening into

**KITCHEN** - 5.93m x 2.08m (19'5" x 6'9") An incredibly spacious kitchen boasting a range of overhead, base and drawer units with solid oak work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an eye level electric double oven with grill integrated and a four ring induction hob. An integrated fridge and freezer, space and plumbing for a washing machine and dryer, a large pull out larder cupboard, complimentary PVC backsplash, uPVC double glazed windows and uPVC double glazed door leading out to the gardens. Gas central heated radiator.

**DOWNSTAIRS SHOWER ROOM** A modern downstairs shower room comprising a low level flush WC, a vanity wash hand basin with fitted storage below and a sizeable shower unit. Modern tiling, uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

**Address 'Colley End Road, Paignton, TQ3 3QY'**

**Tenure 'Freehold'**

**Council Tax Band 'B'**

**EPC Rating '64 | D'**

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



### FIRST FLOOR

**BEDROOM ONE** - 4.52m x 2.89m (14'9" x 9'5") An exceptionally sized master bedroom to the front aspect of the property with space for ample furniture. A vast amount of deep built in wardrobes, uPVC double glazed bay window with a beautiful built in bay window seat and storage below and a gas central heated radiator.

**BEDROOM TWO** - 3.58m x 2.72m (11'8" x 8'11") A further generously sized double bedroom overlooking the well maintained rear gardens, deep built in wardrobes, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.92m x 2.25m (9'6" x 7'4") A great sized third bedroom to the front aspect of the property. Built in wardrobe, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A sizeable family bathroom boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above, a protective glass shower screen and inset shelving. Complimentary tiling, uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** A sunny and enclosed rear garden that had been thoughtfully designed for ease of maintenance with a large decking area perfect for outdoor dining and entertaining with the rest of the gardens predominantly being laid to artificial lawn for low maintenance. Steps lead up to:-

**PARKING** Off road parking for 2 vehicles.

**GARAGE** A single garage with a metal up and over door.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.