



Green Park Road | Paignton | TQ3 1AY

Asking Price Of £325,000

A substantially sized three bedroom detached family home positioned in the extremely desirable location of Preston, Paignton. The home offers an abundance of space and comprises of a welcoming entrance hallway, an exceptionally large open plan living room/ diner/sun room, a fitted kitchen, three double bedrooms with the master being en-suite, a modern shower room, a utility room and workshop, great sized rear gardens, off road parking and garage. The home backs onto a woodland giving it complete privacy and a tranquil and picturesque backdrop. The property is within easy reach of schools, shops, supermarkets, the ring road, Paignton town and Marldon village and much more. The property is being offered with no onward chain!

- NO CHAIN!
- WOODLAND VIEWS
- THREE DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- OFF ROAD PARKING AND GARAGE
- WORK SHOP AND UTILITY ROOM

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance hallway with stairs leading up to the upper ground floor living accommodation and stairs also leading down to the lower ground floor.

LOUNGE/DINER- 7.06m x 5.77m (23'1" x 18'11") An incredibly large and light filled living room/diner boasting space for an abundance of furniture. A feature electric fireplace, coving and tv point, beautiful woodland views and a gas central heated radiator. A uPVC double glazed window overlooking the front gardens and an archways leading into:-

SUN ROOM - 7.08m x 1.96m (23'2" x 6'5") An incredibly spacious sun room that extends the lounge/diner enlarging the open living space perfect for entertaining. uPVC double glazed windows overlooking the woodland and a uPVC double glazed sliding door leading out to the sun terrace. Two gas central heated radiators.

KITCHEN - 3.34m x 2.18m (10'11" x 7'1") A range of overhead, base and drawer units with roll edged 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 gas hob with extractor hood above. Space and plumbing for a dishwasher, dryer and fridge freezer. Complimentary tile backsplash and a uPVC double glazed window.

LOWER GROUND FLOOR

BEDROOM ONE - 4.75m x 3.8m (15'7" x 12'5") An exceptionally large master bedroom to the rear aspect of the property overlooking the well maintained gardens and picturesque woodland and space for a vast amount of furniture. uPVC double glazed window and a gas central heated radiator. Door leading into:-

Address 'Green Park Road, Paignton,
TQ3 1AY'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '71 | C'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561



EN-SUITE A sizeable master en-suite comprising a four piece suite of a low level flush WC, a pedestal wash hand basin, a corner bath unit and a shower unit. Tiled walls and flooring, extractor fan, uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.3m x 2.72m (10'9" x 8'11") A further generously sized double bedroom, uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 3.3m x 2.71m (10'9" x 8'10") A third sizeable double bedroom to the side aspect of the property, uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A modern shower room boasting a low level flush WC, a vanity wash hand basin with high gloss fitted storage below and a walk in triple shower unit. Complimentary tiled walls, uPVC obscure double glazed windows and a gas central heated radiator.

OUTSIDE A great sized, enclosed woodland rear garden that enjoys a sizeable patio area and two decking areas ideal for alfresco dining and entertaining and a further lawned section. Within the garden is a variety of mature plants and shrubs, a summer house with a fitted bar and access to the work shop and utility.

WORKSHOP - 5m x 2.22m (16'4" x 7'3") A block built work shop accessed within the gardens that makes for a perfect storage space of alternatively could be made into an office/gym/studio etc with a uPVC double glazed door, overhead lighting and electrical points.

UTILITY ROOM - 3.21m x 1.75m (10'6" x 5'8") Space and plumbing for a washing machine, dryer and further appliances. Limited head height as is within under the house. Further storage space and overhead lighting.

PARKING Off road parking leading up to the garage.

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.