



Smallcombe Road | Paignton | TQ3 3SP

GUIDE PRICE £375,000 - £400,000

A gorgeous four bedroom detached family home situated just outside Paignton town. The home boasts an abundance of space and comprises of a welcoming inner hallway, a large living room, a modern kitchen through to dining room, a downstairs bathroom, four double bedrooms with the master having a walk in dressing room, a family shower room, ample off road parking and private enclosed rear gardens. The home is ideally situated within close proximity to an array of amenities such as local shops, doctors and pharmacies, schools, the ring road and much more.

- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- MODERN KITCHEN
- PRIVATE AND SUNNY REAR GARDENS
- AMPLE OFF ROAD PARKING
- RENOVATED TO A HIGH STANDARD

ENTRANCE A composite double glazed front door opening into the entrance hallway with doors leading through to the ground floor accommodation, stairs rising to the first floor, overhead lighting and a gas central heated radiator.

LIVING ROOM - 5.02m x 4.47m (16'5" x 14'7") An exceptionally large and light living room overlooking the well-manicured front gardens and offering space for an abundance of furniture. Tv and internet points, double aspect uPVC double glazed windows and two modern gas central heated vertical radiators.

KITCHEN - 6.03m x 2.67m (19'9" x 8'9") A beautifully modern fitted kitchen boasting a range of overhead, base, drawer and larder units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, eye level electric double ovens with grill integrated, a five ring induction hob with extractor hood above and an integrated eye level microwave. Space and plumbing for an American fridge freezer and washing machine, complimentary tile backlash, tiled flooring, a deep understairs storage cupboard, a gas central heated radiator and an archway opening into:-

DINING ROOM - 3.41m x 2.93m (11'2" x 9'7") A wonderfully spacious dining room that opens into the kitchen and out to the garden, perfect for entertaining. Space for a 6/8 seater dining table, uPVC double glazed French doors and a gas central heated radiator.

BATHROOM A great sized and modern family bathroom comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a claw foot porcelain freestanding bathtub. uPVC obscure double glazed window and a gas central heated radiator.

Address 'Smallcombe Road, Paignton, TQ3 3SP'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '71 | C'

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FIRST FLOOR

BEDROOM ONE - 3.41m x 2.92m (11'2" x 9'6") A brilliantly large master bedroom overlooking the rear gardens with space for a vast amount of furniture. uPVC double glazed window, a gas central heated radiator and a door leading into:-

DRESSING ROOM - 3.15m x 1.82m (10'4" x 5'11") A sizeable walk in master dressing room with ample fitted wardrobes with hanging space and drawer storage. uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 4.24m x 2.53m (13'10" x 8'3") A further wonderfully spacious double bedroom to the front aspect of the property allowing an abundance of light to beam through. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.36m x 2.78m (11'0" x 9'1") A great sized double bedroom with ample space, uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 3.09m x 2.99m (10'1" x 9'9") A generously sized fourth double bedroom again to the front aspect of the property. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A three piece suite boasting a low level flush WC, a vanity wash hand basin with work surfaces either side and a walk in triple shower unit. uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A sun soaked, private and enclosed rear garden that has been thoughtfully designed by the current owners for ease of maintenance. The garden boasts a sizeable block paved patio area, a pebble stoned section perfect for outdoor dining and entertaining, a decked area, a large section laid to lawn and a selection of mature plants and shrubs around the boarder.

PARKING Off road parking for several vehicles

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.