



Wilbarn Road | Paignton | TQ3 2BN

Asking Price Of £425,000

A beautifully presented and highly finished four bedroom semi detached house located in the extremely desirable location of Preston, Paignton just moments off of Paignton sands beach. The home boasts a vast amount of space and comprises of an inner porch way that opens into a welcoming entrance hallway, a large living room, a modern kitchen/diner, a useful downstairs WC/utility room, four spacious double bedrooms, a family bathroom, off road parking, garage and sunny rear gardens. The property is perfectly situated within a quiet cul-de-sac and is just a short and level walk from Paignton and Preston beach, the harbour, Paignton town, schools, bus links, Oldway mansions and much more.

- ALMOST SEAFRONT LOCATION
- FOUR DOUBLE BEDROOMS
- LOW MAINTENANCE LANDSCAPED REAR GARDENS
- OFF ROAD PARKING
- QUIET CUL-DE-SAC
- BEAUTIFULLY PRESENTED THROUGH OUT
- LARGE ACCOMMODATION

ENTRANCE A uPVC double glazed front door opening into a welcoming inner porch way with tiled flooring, storage shelves and a secondary original front door opening into:-

ENTRANCE HALLWAY A wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, under stairs storage cupboard, overhead lighting and a gas central heated radiator.

LIVING ROOM - 5.9m x 4.04m (19'4" x 13'3") A wonderfully large and light filled living room to the front aspect of the home offering space for an abundance of furniture. Tv and internet points, picture rails, uPVC double glazed bay window and a gas central heated radiator.

KITCHEN/DINER - 6.43m x 3.96m (21'1" x 12'11") A spectacularly spacious, modern and stylish kitchen/diner perfect for modern day living and entertaining. The kitchen boasts a range of overhead, base and drawer navy shaker style units with wood effect roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, space for a gas range cooker, an integrated dishwasher and microwave, complimentary tile backsplash. uPVC double glazed windows and a composite barn style door leading out to side of the property. Within the dining area is space for a 6/8 seater dining table and built in storage within the alcoves. A modern vertical radiator and uPVC double glazed sliding patio doors leading out to the sunny rear gardens.

UTILITY/CLOAKROOM A handy downstairs cloakroom and utility room boasting a low level flush WC, a vanity wash hand basin with fitted storage below, space and plumbing for a washing machine and dryer. Double aspect uPVC double glazed windows and a Matt grey heated towel rail.

FIRST FLOOR

BEDROOM ONE - 4.83m x 3.52m (15'10" x 11'6") An exceptionally large master bedroom to the front aspect of the home with space for a vast amount of furniture. uPVC double glazed bay window and a gas central heated radiator.



BEDROOM TWO - 3.91m x 3.28m (12'9" x 10'9") A second generously sized double bedroom overlooking the well maintained rear gardens. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 4.12m x 2.89m (13'6" x 9'5") A third great sized double bedroom again to the rear of the property offering an ample amount of space. uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 3.16m x 2.64m (10'4" x 8'7") A fourth brilliantly spacious bedroom currently being utilised as an office. uPVC double glazed window and a gas central heated radiator.

BATHROOM A roomy family bathroom comprising a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and work surfaces to the side as well as a panelled bath unit with shower attachments above. Complimentary tiled walls, two uPVC obscure double glazed windows and a cast iron radiator.

OUTSIDE A sunny, enclosed rear garden that has been thoughtfully designed for ease of maintenance. The garden boasts a sizeable patio area with a timber built pergola perfect for outdoor dining and entertaining as well as an artificially lawned section also. The gardens wrap around to the side of the home which is laid to concrete which allows for an additional seating area or alternatively could allow for additional parking.

PARKING Off road parking for up to 2 vehicles

GARAGE An electric up and over door, overhead lighting and ample storage space.

Address 'Wilbarn Road, Paignton, TQ3
2BN'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '72 | C'

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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.