



Headland Park Road | Paignton | TQ3 2EN

An extremely spacious semi detached house loosely arranged is a two bedroom ground floor flat and three bedroom maisonette. This house will ideally suite those looking for two family's to come together with entirely separate living accommodation. Spacious accommodation for both, to the ground floor this and first/second floor. Offering exceptional sea views and in very good order throughout. This home has a delightful garden and parking for up to four cars. Situated within short walking distance of Preston shopping parade and sea front we strongly recommend internal viewing.

Offers Over £550,000

- IDEAL FOR TWO FAMILY'S
- SEA VIEWS
- OFF ROAD PARKING
- SPACIOUS ACCOMIDATION
- ENCLOSED GARDENS

ENTRANCE

uPVC DOUBLE GLAZED FRONT DOOR TO:-

LARGE ENTRANCE PORCH/CONSERVATORY

ENTRANCE HALLWAY Cloakroom off with stairs leading to first floor maisonette and inner door way to ground floor accommodation.

GROUND FLOOR

HALLWAY Large under stairs cupboard, doors leading to the adjoins rooms, and a gas central heating radiator.

LOUNGE - 14' 1" x 12' 9" (4.3m x 3.9m max) uPVC double glazed and double doors onto patio. Lovely sea views. Central heating radiator. Wall lights.

KITCHEN/DINER 17' 4" x 12' 1" (5.3m x 3.7m) Range of modern off white coloured overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl sink and drainer unit. Integrated fridge, integrated hob with extractor fan with electric eye level oven and grill. Opening onto:-

DINING AREA uPVC double glazed window with Exceptional sea views and space for a 6 seater dining table.

BEDROOM ONE - 15' 5" x 12' 9" (4.7m x 3.9m) A spacious master bedroom with a uPVC double glazed French door opening out onto the patio. Lovely sea views. Central heating radiator.

BEDROOM TWO WITH ENSUITE - 12' 5" x 12' 1" (3.8m x 3.7m) Built in range of bedroom furniture. Central heating radiator. uPVC double glazing. Door leading into:-

ENSUITE Wet room comprising shower area and electric shower. Pedestal wash hand basin. Low level W/C. Chrome heated towel rail. Linen cupboard with gas boiler for central heating and double glazed window.

SHOWER ROOM Modern suite comprising walk in shower with electric shower. Wash hand basin. Low level W/C. Chrome heated towel rail. uPVC double glazing.

Address 'Headland Park Road, Paignton,
TQ3 2EN'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '56 | D'

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STAIRS FROM THE ENTRANCE HALLWAY TO MANSIONETTE
ACCOMIDATION

LANDING

LOUNGE - 18' 0" x 12' 5" (5.5m x 3.8m) Central heating radiator. Truly exceptional sea views. uPVC double glazed window.

DINING ROOM - 15' 1" x 12' 5" (4.6m x 3.8m) Central heating radiator. uPVC double glazed doors onto:-

LARGE BALCONY With breathtaking sea views.

KITCHEN - 10' 9" x 10' 2" (3.3m x 3.1m off Dining room) A range of overhead, base and drawer units with roll edged work surfaces above, a 1 bowl sink and drainer unit, a range style gas cooker with space and plumbing for further appliances such as fridge and dishwasher and a uPVC double glazed window with excellent sea views.

BEDROOM ONE - uPVC double glazed window. Central heating radiator. Range of bedroom furniture.

BEDROOM TWO - 10' 5" x 9' 2" (3.2m x 2.8m) uPVC double glazed window. Central heating radiator.

LARGE SHOWER ROOM A spacious family shower room boasting a three piece suite of a large shower cubicle with electric shower. Pedestal wash hand basin. Low level W/C. Chrome heated towel rail. uPVC double glazed window. Spot lighting.

CLOAKROOM A modern cloakroom boasting a low level flush WC, a vanity wash hand basin with fitted storage below, a deep fitted storage cupboard and a uPVC obscure double glazed window.

SECOND FLOOR LANDING Eves storage.

BEDROOM THREE - 15' 1" x 13' 5" (4.6m x 4.1m) UPVC double glazed window. Exceptional sea views across the bay. Eves storage. Opens onto further large bedroom area/ study with Velux window.

OUTSIDE Parking bay with brick paving for up to four cars (accessed via Cockington Lane).

GARDENS Enclosed gardens with decked garden area and patio's enjoying again excellent sea views. Garden Shed.



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.