



Wills Avenue | Paignton | TQ3 2RG

Offers Over £230,000

A spacious three bedroom mid terraced family home located in the desirable location of Preston, Paignton located in-between Oldway Primary and Preston Primary schools. The property comprises of an inner entryway, a large living room, a spacious kitchen/diner, a useful downstairs cloakroom, three bedrooms, a spacious family bathroom, sun soaked rear gardens and off road parking. The home also boasts great sea views and is within easy reach of Preston beach, local shops, doctors and pharmacies and Coombe park.

- SEA VIEWS
- THREE BEDROOMS
- SOUGHT AFTER PRESTON LOCATION
- OFF ROAD PARKING
- SUNNY REAR GARDENS



**ENTRANCE** A uPVC double glazed front door opening into a welcoming inner entryway, stairs rising to the first floor, a door leading through to the ground floor accommodation and overhead lighting.

**LOUNGE** - 5.08m x 3.58m (16'8" x 11'9") A wonderfully large living room to the front aspect of the property offering space for ample furniture. Tv and internet points, built in oak desk and shelving, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/DINER** - 4.06m x 2.84m (13'4" x 9'4") A spacious kitchen/diner boasting 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, space for a gas cooker and extractor hood above. Space and plumbing also for a washing machine, fridge freezer and slim line dishwasher. Tile backsplash, two uPVC double glazed windows, space for a 6 seater dining table and a gas central heated radiator.

**CLOAKROOM** A useful downstairs cloakroom comprising of a low level flush WC, a wall mounted wash hand basin with fitted storage below, uPVC obscure double glazed window and a gas central heated radiator.

#### FIRST FLOOR

**BEDROOM ONE** - 3.51m x 2.62m (11'6" x 8'7") A large master bedroom overlooking the sun soaked rear gardens. Built in wardrobes, UPVC double glazed window and a gas central heated radiator.



**BEDROOM TWO** - 3.25m x 2.95m (10'8" x 9'8") A further generously sized double bedroom with sea peeps across to Torquay. Built in wardrobe, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.82m x 2.44m (9'3" x 8'0") A sizeable third single bedroom again to the front aspect of the property. Built in cabin bed, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** An incredibly spacious family bathroom boasting a four piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below, panelled bath unit and a further separate double walk in shower unit. Tiled walls, uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** A south west facing, sun soaked rear garden that boasts a sizeable patio area perfect for outdoor dining whilst taking in the spectacular sea views and a further lawned section. Within the gardens is an array of shrubs and plants, a timber built summer house with electrical points and lighting (currently being utilised as an office), an outdoor water tap and gate access to the rear lane.

**PARKING** Off road parking to the front of the property for 2 vehicles.

**Address 'Wills Avenue, Paignton, TQ3 2RG'**

**Tenure 'Freehold'**

**Council Tax Band 'B'**

**EPC Rating 'TBC'**

#### Contact Details

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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.