



Green Park Road | Paignton | TQ3 1AY

Offers Over £325,000

A beautifully presented three bedroom detached family home located in the highly desirable location of Preston, Paignton. The home has been finished to a high standard and comprises of a wide and welcoming porch, a modern kitchen/diner, a spacious living room, three bedrooms with the master boasting a luxurious en-suite, a further contemporary family shower room, south facing gardens, off road parking and a garage. The property is within easy reach of bus links, the ring road, local shops, schools and more.

- BEAUTIFULLY PRESENTED THROUGHOUT
- GARAGE
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- SOUGHT AFTER PRESTON LOCATION

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming inner porch with space for ample storage, uPVC double glazed windows to the side, sliding patio doors leading out to the gardens, electrical points and a gas central heated radiator. This is currently being used as an office space.

KITCHEN/DINER A beautifully modern and luxurious kitchen/diner perfect for modern day living and entertaining boasting a range of overhead, base and drawer shaker units with solid oak work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an eye level electric double oven with microwave/grill integrated and a four ring induction hob with extractor hood above. Further intergraded appliances include dishwasher and fridge freezer, double aspect uPVC double glazing with a countryside outlook, space for a 6 seater dining table, a modern vertical radiator and a door leading into

UTILITY A useful utility space that offers space and plumbing for a washing machine and dryer, a wall mounted Worcester combination boiler and fuse box.

LOUNGE A sun soaked and spacious living room that offers space for ample furniture, tv and internet points, uPVC double glazed sliding patio doors leading out to the gardens and a vertical gas central heated radiator.

FIRST FLOOR

BEDROOM ONE A large master bedroom to the front aspect of the property with views across to the countryside. 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 'C'

EPC Rating '68 | D'

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EN-SUITE A stunning and high end master en-suite comprising of a low level flush WC, a marble wash hand basin and a walk in double shower unit. Complimentary tiling, a gold heated towel rail, shaver points and extractor fan.

BEDROOM TWO A further generously sized double bedroom overlooking the well manicured rear gardens. UPVC double glazed window and a gas central heated radiator.

BEDROOM THREE A sizeable third single bedroom again to the rear aspect of the home. UPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A stylish and modern family shower comprising of a low level flush WC, a high end stone vanity wash hand basin with fitted storage below and a walk in triple shower unit. Panelled walls, uPVC double glazed obscure window and a black heated towel rail.

OUTSIDE A south facing enclosed rear garden that has been thoughtfully designed for ease of maintenance and style with a sizeable decking area off of the living space ideal for alfresco dining and an artificially lawned boarder. Concrete steps then lead up to the rest of the gardens that are predominantly laid to lawn with a further two sections laid to artificial lawn and stones.

PARKING Off road parking for a vehicle leading up to the garage

GARAGE A metal up and over door, plenty of room for storage. Electric car pod point.

AGENTS NOTES All inside electric sockets have USB & USBC sockets.

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.