



Smallcombe Road | Paignton | TQ3 3TJ

Offers Over £325,000

Welcome to this spacious and well-presented four-bedroom family home, ideally situated in a sought-after residential location. Offering generous living space across multiple floors, this property combines comfort and practicality, perfect for modern family living.

- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- GENEROUS LIVING SPACE
- ENSUITE
- SOUTH FACING GARDEN

ENTRANCE HALLWAY Upon entering through the UPVC front door, you are welcomed into a useful porch area—ideal for storing shoes and coats. A wooden door then leads you into a spacious entrance hallway, featuring a radiator and providing access to the main ground floor living areas.

KITCHEN The kitchen is equipped with a gas hob with dual electric ovens, complemented by a metal sink and overhead ceiling lighting. There is ample space for a washer dryer and a slimline dishwasher. A central heating radiator provides warmth, and the layout offers practical functionality for everyday use.

LOUNGE / DINING ROOM A bright and airy dual-purpose space, this generous lounge also accommodates a dining area. The room benefits from two large windows, a glass sliding patio door leading to the garden, and two radiators. A feature gas fire adds a cosy focal point, and a TV aerial connection is also present.

DOWNSTAIRS CLOAKROOM A convenient downstairs WC comprising a toilet, small vanity sink, and a compact radiator.

HALF LANDING

Address 'Smallcombe Road, Paignton, TQ3 3TJ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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BEDROOM 3 A spacious double bedroom located on the half landing. This room offers excellent natural light through a large window.

FIRST FLOOR

BEDROOM 4 Currently used as an office, this small double bedroom features two windows and can be easily adapted to suit a variety of needs.

FAMILY BATHROOM A generously sized four-piece bathroom suite, complete with a large bath and integrated shower. The room also features tiled flooring and built-in storage, providing ample space for toiletries and linens.

BEDROOM 2 A well-proportioned double bedroom offering plenty of space for storage furniture. A large double-glazed window enhances the room with natural light.

BEDROOM 1 (PRIMARY BEDROOM) A substantial double bedroom with a large double-glazed window and ample room for wardrobes and additional furnishings.

EN-SUITE TO BEDROOM 1 This modern en-suite features a large walk-in shower, vanity sink with LED mirror, toilet, heated towel rail, and tiled flooring—designed for comfort and convenience.

OUTSIDE The property features a south-facing rear garden arranged over three tiers, offering a mix of block-paved seating areas and a turfed lawn on the top tier—perfect for enjoying the sun and outdoor living throughout the day.

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.