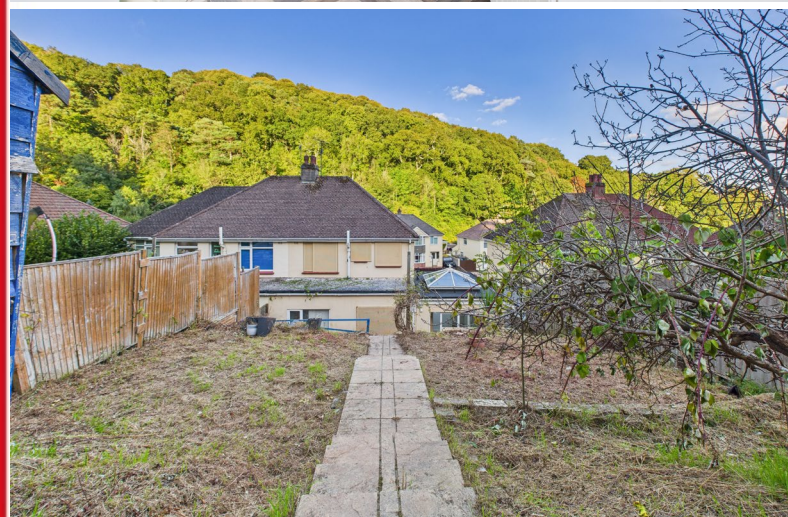




Taylor's
sales & lettings

Asking Price Of £235,000

Occombe Valley
Road, Paignton,
TQ3 1QX

A spacious three bedroom semi detached family home located within the popular location of Preston, Paignton. The property comprises of an inner hallway, a large living room, kitchen, a spacious dining room, office, handy downstairs cloakroom, three bedrooms, wet room with separate WC, integral garage, off road parking and sunny rear gardens. The property is ideally situated within easy reach of schools, Occombe woods, Coombe park, bus links, local shops and more. The property is being offered for sale with no onward chain!



ENTRANCE A uPVC double glazed front door opens into a wide entrance hallway, complete with overhead lighting, a gas central heated radiator, access to the principal ground floor rooms and a staircase rises to the first floor.

KITCHEN The kitchen features a range of wall mounted, base and drawer units topped with roll edged work surfaces. Included is a stainless steel single bowl sink with drainer, gas cooker and space for a fridge freezer. A uPVC double glazed window provides natural light, complemented by a gas central heated radiator.

LIVING ROOM This spacious living room is positioned to the front of the property and overlooks the front gardens. Highlights include a charming feature fireplace, a built in storage cupboard housing the hot water tank, a uPVC double glazed bay window and a gas central heated radiator.



HOME OFFICE / STUDY A generous and versatile room situated at the rear of the property, ideal for use as a home office or study. Benefits include a uPVC double glazed window and gas central heating.

DINING ROOM A standout feature of the home, this expansive and light-filled dining room boasts dual aspect uPVC double glazed windows, a striking lantern skylight, and sliding doors opening onto the rear garden. Complete with a gas central heated radiator and access to:-

CLOAKROOM A practical downstairs cloakroom fitted with a low level flush WC and a pedestal wash hand basin.

FIRST FLOOR

BEDROOM ONE A generously proportioned master bedroom to the front of the property, complete with built in wardrobes, a uPVC double glazed bay window and a gas central heated radiator.



BEDROOM TWO A spacious second double bedroom with a uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE A comfortable single bedroom featuring a uPVC double glazed window and a gas central heated radiator.

WET ROOM A sizeable wet room comprising a pedestal wash hand basin and wall mounted shower with wet room style flooring. Finished with tiled walls, a gas central heated radiator, and an obscure uPVC double glazed window.

SEPARATE WC Conveniently located on the first floor, with a low level flush WC and obscure uPVC double glazed window.

OUTSIDE

REAR GARDEN A sunny south west facing garden that features a raised patio, perfect for outdoor entertaining, leading up via steps to a large lawned area.

GARAGE A larger than average garage providing internal access, equipped with a metal up and over door, power and lighting.

Address 'Ocombe Valley Road, Paignton, TQ3 1QX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '58 | D'

Taylor's Estate Agents
24-26 Hyde Road
Paignton
Devon
Tq4 5by