



Asking Price Of £155,000

St. Pauls Road,
Paignton, TQ3 2DE

Located in a quiet cul-de-sac within the sought-after area of Preston, this property enjoys easy access to the regular bus services running along Torquay Road, as well as a wide range of nearby shops and local amenities. Preston offers a vibrant selection of facilities, including Tesco, Sainsbury's, a doctor's surgery, and a sub-post office, all within convenient reach. The beautiful beaches at Preston and Paignton are also just a short distance away.



ENTRANCE PVCu double-glazed obscure door opening into:-

ENTRANCE PORCH Fitted with a polycarbonate roof and PVCu double-glazed obscure side windows. A further PVCu double-glazed door leads into the lobby, where there is a cupboard housing the electric consumer unit and meter. Stairs rise to the:-

FIRST FLOOR LANDING With central heating radiator and a double-glazed obscure side window. Provides access to the loft and includes a built-in storage cupboard. Doors lead to:-

LOUNGE Featuring a PVCu double-glazed bay window to the front and a character brick feature wall with inset log burner. Includes power points and a central heating radiator.

KITCHEN / BREAKFAST ROOM Overlooking the rear via a PVCu double-glazed window. Fitted with a range of wall and base units, integrated double oven, and a four-ring gas hob with extractor above. Space and plumbing for a washing machine. One-and-a-half bowl stainless steel sink set into worktops. Gas boiler mounted to the wall. Various power points and central heating radiator. Ample room for a dining table and chairs.

BEDROOM 1 PVCu double-glazed rear window, central heating radiator, and power points.

BEDROOM 2 PVCu double-glazed front window, central heating radiator, power points, and a built-in cupboard providing storage.

BATH / SHOWER ROOM PVCu double-glazed obscure window. Fitted with a pedestal wash basin, corner panelled bath, and a corner shower enclosure with mains shower. Part-tiled walls and central heating radiator.

SEPARATE WC PVCu double-glazed obscure window, part-tiled walls, and a low-level flush WC.



Address 'St. Pauls Road, Paignton, TQ3 2DE'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '72 | C'

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