



Cecil Road | Paignton | TQ3 2SH

A three bedroom home located a stones throw from Paignton town centre. The property boasts a welcoming hallway, a spacious living room, a large kitchen/diner, three bedrooms, a sizeable bathroom and front and rear gardens. The home is located less than 0.2 miles from Paignton town, a variety of shops and supermarkets, schools, bus and train services, parks and much more.

Offers Over £210,000

- SHORT AND LEVEL WALK TO TOWN CENTRE
- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- REAR GARDEN



**ENTRANCE HALLWAY** A uPVC double glazed front door opening into a bright and welcoming entrance hallway with a door leading to the adjoining rooms, stairs rising to the first floor, an under stairs storage cupboard, a gas central heating radiator and the thermostat heating control.

**LIVING ROOM** - 5.23m x 3.43m (17'2" x 11'3") A light filled and spacious living room with space for an abundance of furniture, a feature electric fireplace, television and Internet point, wall mounted and overhead pendant lighting, uPVC double glazed bay window and a gas central heating radiator.

**KITCHEN/DINER** - 4.8m x 3.51m (15'9" x 11'6") A generously sized and modern open plan kitchen/diner perfect for entertaining with a range of overhead, base and drawer units with square edge work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an eye level electric double oven with grill integrated, a four ring gas hob, space and plumbing for a washing machine, dishwasher and American fridge freezer, complimentary tile backsplash, logic+ combination boiler, space for a 4/6 seater dining table, uPVC double glazed window and uPVC double glazed sliding patio doors leading out to the rear gardens and a gas central heating radiator.

**Address** 'Cecil road, Paignton, TQ3 2SH'

**Tenure** 'Freehold'

**Council Tax Band** 'B'

**EPC Rating** 'TBC'

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### FIRST FLOOR

**BEDROOM ONE** - 4.29m x 3.23m (14'1" x 10'7") A wonderfully large master bedroom to the front aspect of the property with space for a variety of furniture, uPVC double glazed bay window and a gas central heating radiator.

**BEDROOM TWO** - 3.51m x 3.2m (11'6" x 10'6") Another good sized double bedroom this time overlooking the rear gardens, uPVC double glazed window and a gas central heating radiator.

**BEDROOM THREE** - 2.79m x 2.11m (9'2" x 6'11") A spacious single bedroom, uPVC double glazed window.

**BATHROOM** A sizable family bathroom with a three-piece suite comprising of a low-level flush WC, a pedestal wash hand basin and a walk in double shower unit. Complimentary tiled walls, chrome heated towel rail and a uPVC obscure double glazed window.

### OUTSIDE

**REAR GARDEN** An enclosed and easy to maintain rear garden predominantly laid with patio slabs with a sizable artificial lawn section perfect for ease of maintenance and outdoor dining.

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.