



Mariners Way, Preston, Paignton

£239,950

To arrange a viewing, when calling please quote CS1097

In a cul de sac position in the sought after Preston area the property offers a well presented terraced house. At the head of the cul de sac, the property is approached from the front with a large tarmac driveway providing off road parking for up to 3 vehicles and a pathway leading to an undercover porch area with landscaped garden to the side. Internally the accommodation briefly comprises an entrance hall, sitting room, kitchen and dining room which opens onto the enclosed rear garden. On the first floor a landing leads to three bedrooms and a contemporary bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and gas central heating.

Mariners Way is a popular cul-de-sac of homes built in the 1990's, located just off Southfield Avenue and Dolphin Crescent, a very popular and sought after area of Paignton. This home would be ideal for anyone looking to live in a tucked away yet convenient setting with good access to the Torbay Ring Road.

The accommodation comprises;

ENTRANCE HALL Directional spotlights, consumer unit, smoke detector, radiator, stairs leading to the first floor, door to:

SITTING ROOM - 4.24m x 3.45m (13'11" x 11'4") Coved ceiling with light point, UPVC double glazed window to the front aspect, TV point, under stairs storage cupboard, door to:

DINING ROOM - 2.9m x 2.44m (9'6" x 8'0") Coved ceiling with light point, radiator, UPVC double glazed double doors opening on to the rear garden, archway to:

KITCHEN - 2.87m x 1.88m (9'5" x 6'2") Directional spotlights, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of matching wall, base and drawer units with roll edge work surfaces over, inset sink and drainer, inset four ring gas hob with extractor hood over, tiled surrounds, built in electric oven, space and plumbing for washing machine, space for upright fridge freezer, wall mounted combination boiler.





FIRST FLOOR LANDING Directional spotlights, smoke detector, access to loft, doors to:

BEDROOM ONE - 3.63m x 2.54m (11'11" x 8'4") Light point, radiator, UPVC double glazed window to front aspect, telephone point.

BEDROOM TWO - 3.53m x 2.54m (11'7" x 8'4") Light point, UPVC double glazed window to rear aspect with sea views, radiator.

BEDROOM THREE - 2.54m x 1.8m (8'4" x 5'11") Directional spotlights, UPVC double glazed window to rear aspect, radiator.

BATHROOM/WC Inset spotlights, UPVC obscure glazed window. Comprising panelled bath with shower over, vanity unit with inset wash hand basin, WC, heated towel rail, linen cupboard with slatted shelving and radiator.

OUTSIDE

FRONT - At the front of the property is a tarmac driveway providing off road parking for 2/3 vehicles. There is a low maintenance front garden and pathway leading to the front door.

REAR - To the rear of the property and accessed from the dining room via double doors is a patio/seating area, which leads onto a lawn and a decked seating area, enclosed by timber fence and hedging.

USEFUL INFORMATION

Tenure - Freehold

Age - 1990's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

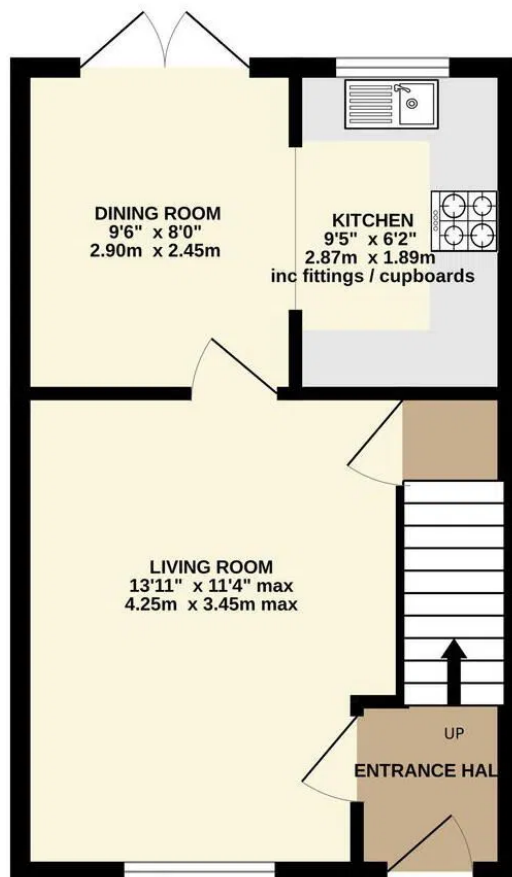
EPC Rating - C/75 potential - B/88

Broadband – To be confirmed

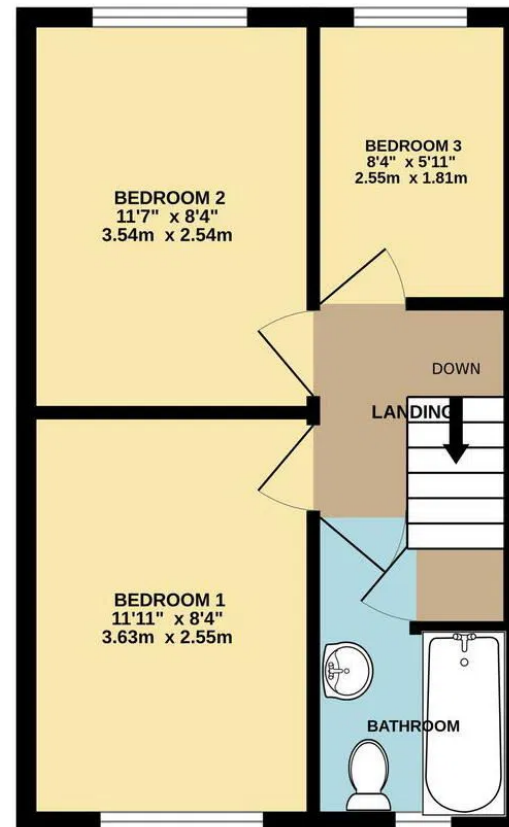
Mobile – To be confirmed



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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