



Maidenway Road | Paignton | TQ3 2QA

Offers Over £250,000

A substantially sized four bedroom home located within the sought after location of Preston, Paignton. The property comprises of a welcoming entrance hallway, a large open living room/diner, a modern kitchen, four spacious bedrooms with the master having an en-suite cloakroom, a family bathroom, sunny rear gardens and off road parking. The home is ideally positioned within close proximity to Oldway and Sacred Heart primary schools, Paignton town, Oldway mansions, beaches, local shops and much more.

- SEA VIEWS
- SOUTH FACING REAR GARDENS
- OFF ROAD PARKING
- FOUR BEDROOMS
- OLDWAY PRIMARY CATCHMENT

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, deep under stairs storage cupboard and a gas central heated radiator.

LOUNGE/DINER - 3.16m x 3.85m (10'4" x 12'7") An exceptionally large open living room/diner perfect for entertaining and space for an abundance of furniture. A feature gas fireplace, a storage cupboard within the dining area housing the combination boiler, coving, double aspect uPVC double glazed windows to the front aspect and the rear overlooking the sunny gardens. Two gas central heated radiators.

KITCHEN - 4.8m x 2.92m (15'8" x 9'6") A spacious kitchen/breakfast room boasting a range of overhead, base and drawer shaker style units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, a range cooker with a five ring gas hob and hot plate with extractor hood above. Space and plumbing for a washing machine, dryer, dishwasher and American fridge freezer. Complimentary tile backlash, a uPVC double glazed door leading out to the rear gardens, a uPVC double glazed window, space for a breakfast bar table and a gas central heated radiator.

## FIRST FLOOR

BEDROOM TWO - 4.04m x 3.37m (13'3" x 11'0") A brilliantly large double bedroom to the front aspect of the home with space for a vast amount of furniture. uPVC double glazed window and a gas central heated radiator.

Address 'Maidenway Road, Paignton, TQ3 2QA'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



BEDROOM THREE - 3.33m x 2.99m (10'11" x 9'9") A further generously sized double bedroom with sea views across to Berry head, Brixham. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 2.39m x 1.89m (7'10" x 6'2") A sizeable fourth single bedroom that could alternatively be utilised as a great study/office. uPVC double glazed window and a gas central heated radiator.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. PVC panelled walls, a uPVC obscure double glazed window and a heated towel rail.

## SECOND FLOOR

BEDROOM ONE - 3.71m x 3.31m (12'2" x 10'10") An incredibly spacious master bedroom with ample space. Built in eaves storage, Velux windows and an opening into

CLOAKROOM A low level flush WC and a pedestal wash hand basin.

OUTSIDE A great sized, south facing and enclosed rear garden that has been designed for ease of maintenance and following the sun throughout the day. Within the gardens there is a raised patio area perfect for taking in the beautiful sea views across the bay, steps then lead down to a further lawned section and a side gate leading out to the front of the property.

PARKING Off road parking for 2 vehicles on a concrete laid driveway.

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.