



Offers Over £180,000

**Higher Manor  
Terrace, Paignton,  
TQ3 3RH**

A three bedroom family home located within a quiet cul-de-sac just outside of Paignton town. The home comprises of a welcoming inner hallway, a bright and spacious open plan kitchen/lounge, a handy downstairs cloakroom/utility, three bedrooms, a family shower room, a further separate WC and front and rear gardens. The property boasts spectacular sea views and is ideally located within easy reach of Paignton town, schools, doctors and pharmacies, shops, bus links and more.



#### Entrance Hallway

A uPVC double glazed front door opens into a bright and inviting hallway. Featuring an understairs storage area and a uPVC obscure double glazed side window, the hallway provides access to all ground floor rooms and a staircase rising to the first floor.

#### Open Plan Lounge & Kitchen

A beautifully presented, light filled open plan lounge and kitchen ideal for modern living. The kitchen is fitted with a stylish range of shaker style wall, base and drawer units complemented by square edged worktops and a tiled splashback. A 1½ bowl stainless steel sink with drainer, eye level integrated electric oven with grill, four ring induction hob with extractor hood and an integrated dishwasher are all provided. There is also space for a freestanding fridge freezer and a wall mounted Worcester combination boiler.

The lounge area offers ample space for furnishings, with a fitted storage cupboard and built in bay window seat, a gas central heated radiator, and a uPVC double glazed bay window that frames breathtaking sea views across the bay.

#### Utility Room & Cloakroom

A practical utility/cloakroom with low level flush WC, vanity wash hand basin with storage below and plumbing for both a washing machine and dryer. A fitted storage cupboard and a uPVC obscure double glazed door to the rear garden.

#### First Floor Accommodation

##### Bedroom One

A generous and light filled master bedroom boasting exceptional sea views across the bay. This space includes a uPVC double glazed bay window, ample room for furniture and a gas central heated radiator.



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#### Bedroom Two

A spacious second double bedroom overlooking the rear garden fearing a uPVC double glazed window and gas central heated radiator.

#### Bedroom Three

A versatile single bedroom ideal as a child's room, home office, or study, featuring a uPVC double glazed window capturing beautiful sea views.

#### Shower Room

A contemporary shower room comprising a walk in double shower unit with complimentary panelled walls, vanity wash hand basin with storage below, chrome heated towel rail and a uPVC obscure double glazed window.

#### Separate Cloakroom

Conveniently located this additional WC includes a low level flush toilet and a uPVC obscure double glazed window.

#### Outdoor Spaces

##### Rear Garden

A two tier level rear garden with a concrete patio area and steps leading to an upper patio section.

##### Front Garden

A thoughtfully landscaped, enclosed front garden laid with patio slabs and bordered with vibrant flower beds. The space is ideal for alfresco dining while taking in spectacular sea views.

**Address: Higher Manor Terrace,  
Paignton, TQ3 3RH**

**Tenure 'Freehold'**

**Council Tax Band 'B'**

**EPC Rating 'D'**

**Taylors Estate Agents  
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