



Asking Price Of £190,000

Blatchcombe Road,
Paignton, TQ3 2JR

A spacious three bedroom semi detached family home located within the popular residential area of Preston, Paignton. The property comprises of a welcoming entrance hallway, a spacious living room, kitchen through to dining room, a useful downstairs cloakroom, three bedrooms, a family bathroom, large sunny gardens and a basement. The property is ideally situated within easy reach of Oldway and Sacred Heart primary, Oldway mansions, Paignton town, bus links and more.



ENTRANCE HALLWAY A uPVC double glazed front door opens into a wide and welcoming hallway, providing access to the principal ground floor rooms. Featuring a gas central heated radiator, fuse box and stairs rising to the first floor.

LIVING ROOM – 4.48m x 3.76m (14'8" x 12'4") A bright and spacious living room positioned at the front of the home, with a charming decorative fireplace, TV and internet points, and a large uPVC double glazed bay window offering sea glimpses and a gas central heated radiator.

KITCHEN – 2.8m x 2.4m (9'2" x 7'10") Fitted with a range of wall mounted, base, and drawer units complemented by square edged worktops, the kitchen includes a 1/2 bowl composite sink with drainer, gas cooker, and space for a washing machine and fridge freezer. Finished with tiled splashbacks and a uPVC double glazed window.

DINING ROOM – 3.82m x 3.27m (12'6" x 10'8") A generously sized dining room overlooking the rear garden, ideal for entertaining. There is ample space for a 6/8 seater dining table, along with uPVC double glazed sliding patio doors that open to the garden. Gas central heated radiator.

CLOAKROOM A practical downstairs cloakroom with a low level flush WC and wall mounted wash hand basin. Features include complimentary tiling, an extractor fan and an obscure uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE – 3.82m x 3.34m (12'6" x 10'11") A spacious master bedroom located at the front of the property, boasting far reaching sea views across Paignton. Includes ample space for bedroom furniture, a uPVC double glazed bay window, and a gas central heated radiator.



BEDROOM TWO – 3.92m x 3.33m (12'10" x 10'11") A well proportioned double bedroom enjoying views over the rear garden. Complete with uPVC double glazed window and gas central heated radiator.

BEDROOM THREE – 2.66m x 2.38m (8'8" x 7'9") A comfortable single bedroom at the front of the property, ideal for use as a nursery, guest room or home office. uPVC double glazed window and gas central heated radiator.

FAMILY BATHROOM A well sized family bathroom comprising a low level flush WC, pedestal wash hand basin, panelled bath with shower attachment, and a separate walk in corner shower unit. Finished with part tiled walls, chrome heated towel rail, and obscure uPVC double glazed windows.

OUTSIDE

WORKSHOP – 5.78m x 4.56m (18'11" x 14'11") Situated in the large basement below the house, this versatile space is currently used as a workshop and benefits from overhead lighting and power supply, perfect for hobbies, storage, or further development (STPP)

REAR GARDEN The south west facing rear garden enjoys excellent sunlight throughout the day and offers a fantastic opportunity for landscaping and personalisation. Though currently overgrown, it holds enormous potential.

Address 'Blatchcombe Road, Paignton, TQ3 2JR'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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