



Taylor's
sales & lettings

Guide Price £310,000 - £325,000

Primley Park, Paignton, TQ3 3JS

A beautifully presented three bedroom semi detached family home located within easy reach of Paignton town. The property comprises of a welcoming inner hallway, a large lounge/diner, a modern kitchen, dining room, three spacious bedrooms, two bathrooms, sun drenched rear gardens and off road parking for 2 vehicles. The home also features breathtaking sea views across the bay and is within easy reach of local shops, schools, doctors and pharmacies, bus links, Primley woods and more.



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Entrance

A composite double glazed front door opens into a welcoming hallway with overhead lighting and a gas central heating radiator and doors lead to all principal rooms.

Kitchen

Recently refurbished to a high standard the contemporary kitchen features a stylish range of wall, base, and drawer units with complementary roll edged work surfaces. The kitchen comes complete with an integrated electric oven and grill, a four ring induction hob with extractor hood above and a sleek 1 bowl composite sink with drainer. Space with plumbing for a washing machine, dishwasher and fridge freezer. Finished with modern tiling and a uPVC double glazed bay window. Sea views.

Lounge Diner

Bathed in natural light this spacious open plan lounge/diner offers breathtaking panoramic views across the bay. Generously sized for a variety of furnishings, it also features a charming electric fireplace, TV point and French doors opening onto a private decked terrace. A stairway leads down to the lower ground floor as well as a gas central heated radiator.

Dining Room / Study

Versatile and generously proportioned this additional reception room is perfect as a formal dining room, home office, or hobby space. It benefits from built in wardrobe/storage, a uPVC double glazed bay window, gas central heating radiator, and a staircase to the first floor.

Family Bathroom

Stylishly presented, the modern family bathroom comprises a low level WC, vanity wash hand basin with storage and a panelled bath with overhead shower and glass screen. Finished with elegant tiling, a heated towel rail and an obscure uPVC double glazed window.

First Floor

Bedroom One

A wonderful master bedroom offering breathtaking sea views stretching from Thatcher's Rock to Berry Head. This expansive room features built in wardrobes, Velux windows and a gas central heating radiator.

Lower Ground Floor

Bedroom Two

A spacious double bedroom with delightful views over the landscaped rear garden. Includes built in wardrobes, a uPVC double glazed window and door providing direct garden access, and a gas central heating radiator. Sea views.

Bedroom Three

Another well proportioned bedroom enjoying picturesque garden views and a stunning outlook across the bay to Berry Head. Includes a uPVC double glazed window and gas central heating radiator.

Shower Room

A functional three piece suite comprising a low level WC, wall mounted wash basin, and a walk in shower. Cupboard that houses the boiler. Complemented by tiled walls and an extractor fan. Storage cupboard.

Outside Space

The south east facing rear garden is a true sun trap and a highlight of this home. A further sun deck with sea views accessed from the lounge/diner is perfect for outdoor dining or simply relaxing while soaking in the remarkable coastal views. Steps lead down to beautifully landscaped gardens featuring a generous patio and a variety of mature plants and shrubs.

Parking

The property benefits from private off road parking for two vehicles at the front.

AGENTS NOTES 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.

Address Primley Park, Paignton, TQ3 2BQ

Tenure Freehold

Council Tax Band C

EPC Rating D

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