

Offers Over £325,000

Helford Drive,  
Paignton, TQ4 7NL

A beautifully presented and highly renovated three bedroom family home located within a quiet cul-de-sac in the highly desirable location of Broadsands Park, Paignton. The property comprises of a welcoming entrance porch, a spacious living room that leads through to an expansive and stunning kitchen/diner, a useful downstairs cloakroom, three double bedrooms two of which boast sea views, a contemporary shower room, integral garage, off road parking and sunny rear gardens. The home has been finished to a wonderful standard, and is ideally positioned within easy reach of both primary and secondary schools, local shops, an array of supermarkets, doctors and pharmacies, bus links and more.





**PORCH** A uPVC double glazed front door opens into a welcoming inner porch, featuring uPVC double glazed side windows, overhead lighting, a gas central heating radiator and a door leading through to the living accommodation.

**LIVING ROOM** A wonderfully spacious living area positioned at the front of the property offering both comfort and versatility. Floor to ceiling uPVC double glazed windows flood the room with natural light, TV point and a gas central heating radiator. A large open archway provides a seamless flow into the kitchen/diner perfect for modern and open plan living.

**KITCHEN/DINER** An exceptionally generous and light filled kitchen/dining space fitted with an extensive range of wall, base and drawer units topped with compact work surfaces. Features include a 1½ bowl stainless steel sink unit, integrated eye level electric double oven with grill, four ring induction hob, integrated dishwasher, fridge freezer, and built in bin storage. The impressive central island offers casual breakfast bar seating, complementing the ample space for an 8 seater dining table. Dual aspect uPVC double glazing including sliding patio doors opening to the garden and an additional door and window. Two gas central heating radiators.

**CLOAKROOM** A contemporary ground floor cloakroom comprising a low level flush WC, wall mounted wash basin with built in storage, a stylish black heated towel rail and complementary modern tiling.

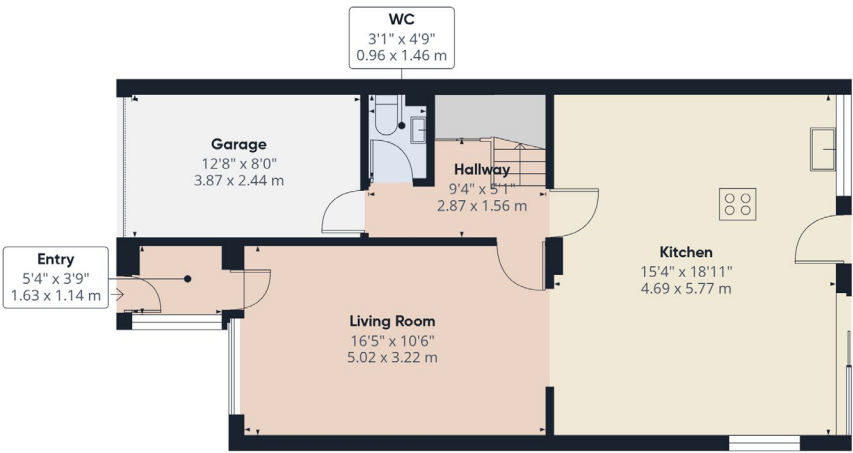
**FIRST FLOOR**

**BEDROOM ONE** A spacious master bedroom situated at the front of the property offering ample room and stunning sea views across to Berry Head Breakwater. Includes a uPVC double glazed window and gas central heating radiator.

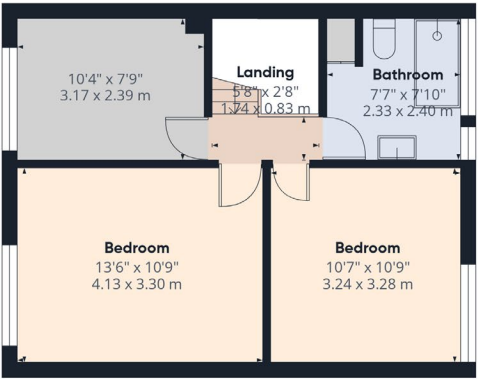
**BEDROOM TWO** A generous second double bedroom overlooking the beautifully maintained rear garden, complete with uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A third well proportioned double bedroom positioned at the front of the property, enjoying attractive sea views, a uPVC double glazed window and a gas central heating radiator.

**SHOWER ROOM** A stylish, modern shower room featuring a low level flush WC, vanity wash basin with storage below, and a walk in shower. Finished with contemporary tiling, a deep airing cupboard housing the combination boiler, uPVC obscure double glazed window, and a black heated towel rail.



Floor 0



Address ‘Helford Drive, Paignton, TQ4 7NL’

Tenure ‘Freehold’

Council Tax Band ‘D’

EPC Rating ‘TBC’

Taylor's Estate Agents  
24-26 Hyde Road  
Paignton  
Devon  
Tq4 5by