



Old Torquay Road | Paignton | TQ3 2QZ

A two bedroom character cottage located in the extremely desirable location of Preston, Paignton. The home comprises of a spacious living room, a modern kitchen, a family bathroom, two sizeable double bedrooms, off road parking and a courtyard. The property is positioned in the perfect spot and is just moments from Preston shops, doctors and pharmacies, Preston beach, bus links, eating establishments and much more.

Asking Price Of £185,000

- CHARACTER COTTAGE
- OFF ROAD PARKING
- SOUGHT AFTER PRESTON LOCATION
- TWO DOUBLE BEDROOMS
- WELL PRESSED THROUGH OUT
- CLOSELY LOCATED TO AN ARRAY OF AMENITIES

**LIVING ROOM** - 4.52m x 3.61m (14'9" x 11'10") A uPVC double glazed front door opening into a bright and spacious living room with space for ample furniture, a uPVC double glazed bay window, overhead lighting and a gas central heated radiator.

**KITCHEN** - 3.67m x 2.45m (12'0" x 8'0") A modern kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit, space and plumbing for a washing machine, fridge freezer and cooker. Complimentary tile backsplash, uPVC double glazed window and a uPVC double glazed door leading out to the courtyard.

**BATHROOM** A contemporary family bathroom boasting a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Complimentary part tiled walls and a uPVC obscure double glazed window.

Address 'Old Torquay Road, Paignton, TQ3 2QZ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '62 | D'

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

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

info@taylorsestates.co.uk  
01803 663561



## FIRST FLOOR

**BEDROOM ONE** - 4.3m x 3.08m (14'1" x 10'1") A brilliantly large master bedroom to the front aspect of the property with space for a vast amount of furniture, uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.36m x 2.61m (11'0" x 8'6") A further generously sized double bedroom overlooking the courtyard. uPVC double glazed window and a gas central heated radiator.

**OUTSIDE** A sizeable courtyard laid to concrete for ease of maintenance.

**PARKING** Allocated parking for a vehicle.

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.