



## Cecilia Road | Paignton | TQ3 1BD

A substantially sized 3 bedroom detached family home located within a quiet cul-de-sac in the desirable location of Preston, Paignton. The home offers ample space and comprises of an inner porch way, a welcoming entrance hallway, a large living room, a modern newly fitted kitchen, a spacious dining room, three bedrooms, two bathrooms, a sizeable low maintenance rear garden, garage and ample off road parking. The home sits in an ideal spot and is within easy reach of local shops, doctors and pharmacies, Occombe valley woods, Preston beach, schools and more.

## Asking Price Of £375,000

- SUBSTANTIALLY SIZED DETACHED CHALET BUNGALOW
- SEA VIEWS
- QUIET CUL-DE-SAC
- SOUGHT AFTER PRESTON LOCATION
- GARAGE AND OFF ROAD PARKING
- EASY TO MAINTAIN REAR GARDENS



**ENTRANCE PORCH WAY** A composite double glazed front door opening into the inner porch with overhead lighting, two uPVC obscure glazed windows to the side aspect and a secondary door leading into:-

**ENTRANCE HALLWAY** A welcoming entrance hallway with doors leading into the adjoining rooms, stairs rising to the first floor, overhead spotlighting, smoke alarm and a gas central heated radiator.

**KITCHEN/BREAKFAST ROOM** - 4.62m x 2.21m (15'1" x 7'3") A beautifully modern, recently fitted Howdens kitchen boasting a range of overhead, base and drawer shaker style units with square edged work surfaces above. A 1 bowl porcelain sink and drainer unit with mixer tap above, an electric range style cooker with a 5 ring induction hob and extractor hood above. A range of integrated appliances such as dishwasher, fridge freezer and wine fridge. A deep utility cupboard with space and plumbing for a washing machine and also housing the ideal combination boiler. Breakfast bar seating for 2, double aspect uPVC double glazed windows and a uPVC double glazed door leading out to the gardens.

**LIVING ROOM** - 4.88m x 4.13m (16'0" x 13'6") A wonderfully bright and spacious living room with space for an abundance of furniture. Stunning sea views across Paignton, a feature log burning stove with marble surround, exposed original floor boards, uPVC double glazed bay window and a gas central heated radiator.

**DINING ROOM/BEDROOM 4** - 4.45m x 2.73m (14'7" x 8'11") A generously sized dining room that could alternatively be utilised as bedroom four/ a craft room/ play room etc. uPVC double glazed bay window overlooking the rear gardens, a double glazed stained glass window to the side aspect and a gas central heated radiator.

**Address 'Cecilia Road, Paignton, TQ3 1BD'**

**Tenure 'Freehold'**

**Council Tax Band 'D'**

**EPC Rating '45 | E'**

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**BEDROOM ONE** - 3.79m x 3.68m (12'5" x 12'0") A spectacularly large master bedroom on the ground floor of the property with beautiful sea views across Paignton. Space for a vast amount of furniture. uPVC double glazed window to the front aspect and a further double glazed stained glass window to the side aspect. Gas central heated radiator.

**BATHROOM** A sizeable family bathroom boasting a four piece suite of a low level flush WC, a pedestal wash hand basin, a jacuzzi bath and a corner shower unit. Complimentary tiled walls, a uPVC obscure double glazed window, extractor fan and a chrome heated towel rail.

### FIRST FLOOR

**BEDROOM TWO** - 3.94m x 3.27m (12'11" x 10'8") A further generously sized double bedroom with fitted wardrobes and eaves storage. Sea views across Paignton, pitched roof, upvc double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.17m x 2.57m (10'4" x 8'5") An L shaped sizeable bedroom to the side aspect of the property with an open outlook. Fitted wardrobes and storage, upvc double glazed window and a gas central heated radiator.

**SHOWER ROOM** A bright and roomy shower room with a four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a bidet and a corner shower unit. uPVC double glazed window with sea views across Paignton, complimentary tiled walls, extractor fan and a gas central heated radiator.

**OUTSIDE** An enclosed and easy to maintain rear garden that boasts a large decking area perfect for outdoor dining and entertaining, two sizeable pebble stoned sections and a lawned area. Within the gardens are a log store, green house and two sheds.

**PARKING** Off road parking for 3 vehicles.

**GARAGE** - 5.35m x 3.76m (17'6" x 12'4") Overhead lighting and electrical points.

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.