



Old Torquay Road
Paignton TQ3 2QY

for sale guide price
£300,000



Property Description

Guide Price £300,000 - £315,000 - This charming 1918 home, nestled in a prime location near local shops and Preston beach, boasts a rich history of only three owners, each leaving their mark of love and care. As you step onto the property, you're greeted by a serene private courtyard garden, setting the tone for the warmth and character that awaits inside.

Upon entering, original features abound, instantly transporting you to a bygone era. The bright double bay fronted lounge and diner exude a cozy ambiance, enhanced by exposed beams and a crackling log burner-a perfect setting for gatherings or quiet evenings by the fire. The kitchen seamlessly connects to a sunroom that overlooks courtyard garden, complete with the original milking shed-a nod to the property's heritage. Venturing upstairs, you'll find three spacious double bedrooms, each with its own unique charm, and a well-appointed family bathroom, providing comfort and convenience for daily living. With its timeless appeal and meticulous upkeep, viewing this home is highly essential for anyone seeking a blend of historical charm and modern comfort. Don't miss the opportunity to make this cherished residence your own.

Accommodation

Pathway leading up to double glazed door.

Entrance Hallway

Understairs storage, stairs to first floor landing, radiator, original tiled floor and doors leading into principle rooms.

Lounge

20' max x 16' max (6.10m max x 4.88m max)

uPVC bay double glazed windows to the front aspect, two radiators, wall lighting, exposed oak beam, open brick fireplace with log burner, tv point and power points.

Kitchen

13' 7" max x 6' 3" max (4.14m max x 1.91m max)

uPVC double glazed window and original window to the rear aspect, ceiling spotlights, matching wall, base and drawer units, rolled edge worksurfaces, part tiled walls, single drainer sink unit with mixer tap over, plumbing for dishwasher and washing machine, power points and space for fridge freezer,

Sun Room

11' 3" max x 3' 5" max (3.43m max x 1.04m max)

Double aspect uPVC double glazed sliding patio door, uPVC double glazed widow to the side aspect and wall mounted combi boiler,

First Floor Landing

uPVC double glazed window to the side aspect, radiator and loft access

Bedroom One

10' max x 9' 6" max (3.05m max x 2.90m max)

uPVC double glazed window to the front aspect, picture rails, radiator and power points.

Bedroom Two

10' max x 9' 6" max (3.05m max x 2.90m max)

uPVC double glazed window to the front aspect, picture rails, radiator and power points.

Bedroom Three

9' 3" max x 7' 7" max (2.82m max x 2.31m max)

uPVC double glazed window to the rear aspect, radiator and power points..

Bathroom

uPVC obscure double glazed window to the side aspect, suite comprising panel enclosed bath with mixer tap and shower attachment, wall mounted basin, modern towel rail, tiled walls and low level wc.

Outside

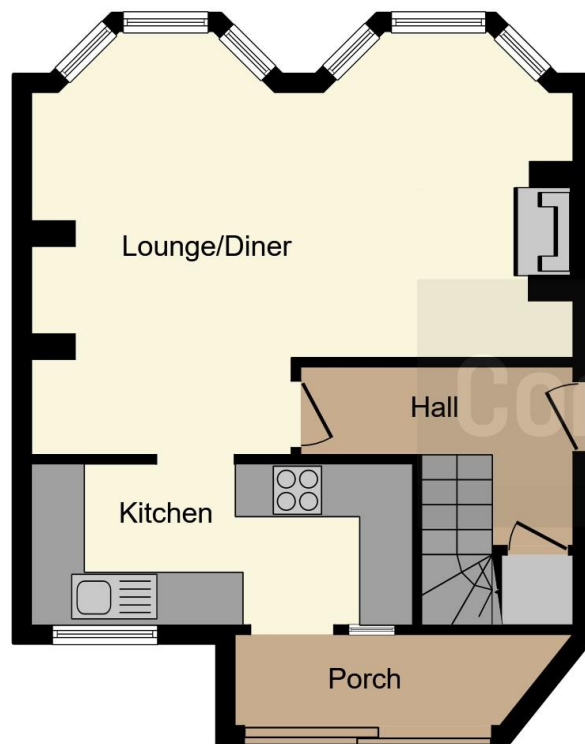
To the front of the property is a small walled garden with mature shrubs.

The rear of the property has a courtyard garden with mature shrubs and plants and storage in the original milking shed.

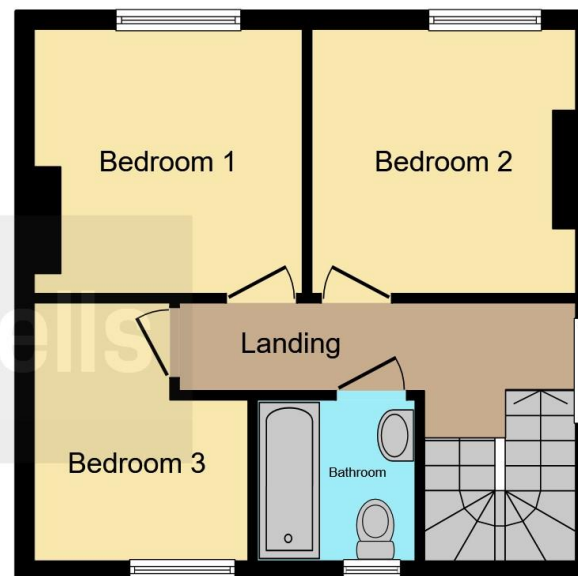








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/PGN311683



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN311683 - 0011