



Barcombe Heights
Preston Paignton

Connells

Barcombe Heights

Preston Paignton TQ3 1PT

for sale
£735,000



Property Description

Situated in an excellent residential road. Convenient position approximately half a mile to the sought after suburb of Preston with all its amenities and also to the busy holiday town of Paignton. Approximately the same distance to the glorious, wide sandy beaches of both Preston and Paignton. Good access to the Torbay Ring Road, which provides good roads around the bay and also inland to Newton Abbot, Exeter and the M5 Motorway. Approximately one mile to Oldway Primary School.

Beautiful detached family home on one of Paignton's most sought after road with stunning sea views. This 4 bedroom property is the perfect property for you and viewing is a must.

Front Garden

The Front garden with driveway parking for 3 cars has a path to the feature original wood door

Hallway

into a spacious hall with solid wood flooring, cupboard doors to

Downstairs Wc with wc and sink

Lounge/Dining Room

29' 1" x 13' 4" (8.86m x 4.06m)

This triple aspect room offers the perfect space to relax with friends and family, with space for a large dining table and lounge area. The parquet wood flooring give a period feel, and the double glazed windows and door to the deck make it perfect for all year round entertaining. Additionally, there are original single glazed decorative windows. 2 x radiators and a feature coal effect fireplace keep you warm in winter.

Kitchen / Family Room

22' 8" x 17' 6" (6.91m x 5.33m)

As you walk inot this large open space you are greeted with the beautiful views over Torbay towards Brixham, This room is perfect to get the whole family together with solid wood and slate flooring and a log burner this is the hub of the home. A range of units with wood worktop and space for range cooker, American style fridge freezer, dishwasher, make up the kitchen, whilst the lounge area with log burner and bifold doors to deck along with the dining area with glass ceiling panel and further bifold doors to the deck, make up the family space. Off the family room is a

Study Area

11' x 5' 8" (3.35m x 1.73m)

A great place to work with wood flooring and double glazed window and door to garden.

Utility room with storage and plumbing for a washing machine and sink.

Door To Garage

21' 11" x 17' 3" (6.68m x 5.26m)

Double garage with electric roller door, electric points and lights

Hallway

From the hallway, a flight of stairs lead to the 1st floor landing with a large window to the side and a loft hatch, the hall also has an airing cupboard. Doors lead to

Bedroom One

13' 6" x 11' 8" (4.11m x 3.56m)

The master bedroom offers double glazed windows and a door to a balcony with views over Torbay to Brixham, perfect for your morning coffee. Built-in wardrobes and a radiator, the is also an

Ensuite

with a shower cubicle, sink and toilet.

Bedroom 2

13' 5" x 10' 8" (4.09m x 3.25m)

with double glazed window to front, built in wardrobe and a radiator

Bedroom 3

10' 8" x 8' 1" (3.25m x 2.46m)

with double glazed window to side with sea view, radiator.

Bedroom 4

13' 3" x 6' 7" (4.04m x 2.01m)

with double glazed window to rear with sea views

Family Bathroom

with double glazed window to front, additional stained glass feature window double-ended bath, shower cubicle, sink toilet and bidet, chrome heated towel rail

Rear Garden

Off the family room is the large deck running the full length of the house. This really does bring the outside in on sunny days, with steps to the garden, with patio terraces and steps to a level lawned area and a fire pit area

The deck and gardens offer sea views across Torbay to Brixham and overlooking Oldway Mansion

Side gate to front garden







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: C Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/PGN312885



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: PGN312885 - 0006