



Albany Road, Paignton

Offers In Region Of £400,000

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**Gargan & Hart**  
Estate Agents



## Albany Road, Paignton

This well proportioned 4-bedroom detached family home is located in the desirable Preston area of Paignton. Occombe Woods are only a couple of minutes' walk away, providing excellent dog walks and nature trails. The local shopping precinct is easily accessible and has local shops, doctors surgery and amenities. Preston sea front is a short walk from the property and the local bus routes are easily accessible.

Entry is via paved steps leading up to the front door which in turn leads you into a light and airy entrance hall with stairs to the first floor. To the ground level you will appreciate a lovely sized lounge with a large, double-glazed window to the front. A real feature of this property is the amazingly fitted kitchen/dining room, a great size and a real family gathering area with patio doors to the garden and double-glazed window to the front. Bedroom 4 is a good-sized double with 2 double glazed windows with outlook over the rear garden. There is the convenience of a modern fitted cloakroom W/C too.

To the first floor you have a galleried landing. Bedroom 1 has its own ensuite shower room, its own dressing area, and the double glazed windows to the front and side have views towards Occombe Woods. Bedroom 2 is good size double bedroom and bedroom 3 is another double bedroom. Lastly is the very nice family bathroom with standalone bath, low level W/C and wash hand basin.

To the rear you have a good size garden with patio onto two lawned garden areas and 3 large, decked patio areas with an outside timber bar and mature shrub borders. The property also benefits from large under house storage and a garage with up and over door.







## STAR POINTS

- Detached Family Home
- Desirable Location
- 4 Double Bedrooms
- Fantastic Large Kitchen/Diner
- Ensuite Bedroom with Dressing Area
- Large Garden
- Close to Shops
- Close to Sea Front
- Garage
- Move in Condition





## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - E

Local Authority - Torbay Council

EPC – D

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

## DIRECTIONS

What 3 Words: rungs.forth.wasp

Sat-Nav: TQ3 1BZ

## CONSIDERATIONS

Things to consider about this property:

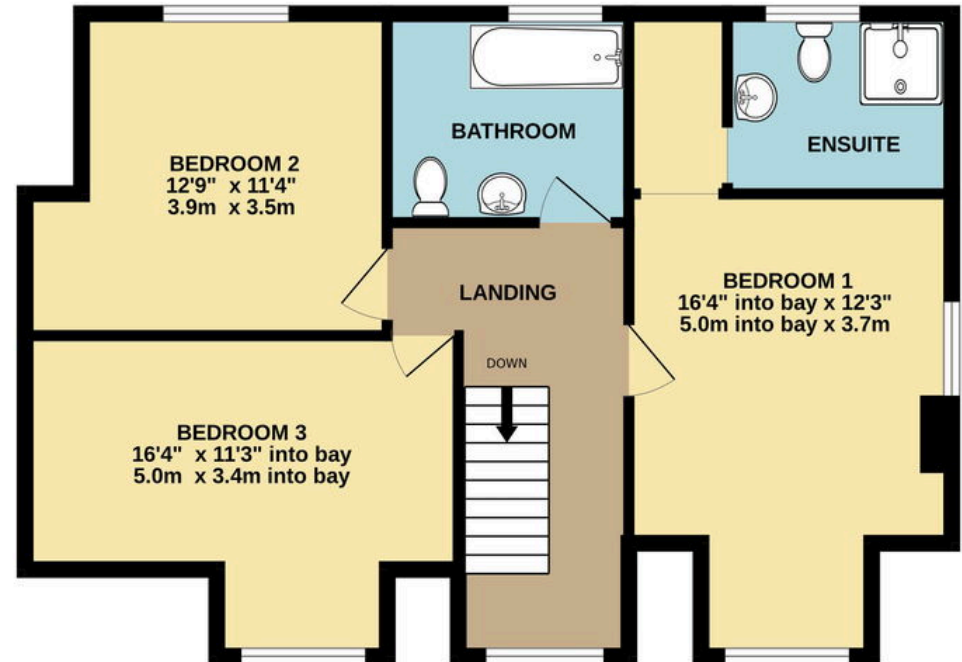
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.
- On-street parking.



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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