



Guide Price £200,000 - £220,000

Occombe Valley Road, Paignton, TQ3 1QR

A three bedroom family home located at the end of a quiet cul-de-sac in the ever popular residential area of Preston, Paignton. The home itself comprises of a welcoming entrance hallway, a kitchen, a lounge/diner, three bedrooms, a family bathroom, garage and large rear gardens. The property is ideally situated within easy reach of Occombe woods, local schools, shops, doctors, bus links and more. The property is being offered for sale with no onward chain!



ENTRANCE HALL A uPVC double glazed front door opens into a welcoming entrance hallway, providing access to the ground floor accommodation. Stairs rise to the first floor, complemented by a uPVC double glazed window and a gas central heating radiator.

KITCHEN The fitted kitchen features a range of wall, base and drawer units with roll edged work surfaces over. There is a stainless steel sink and drainer, an integrated electric oven with grill, and a four ring gas hob. Space and plumbing are provided for a washing machine, tumble dryer, and fridge freezer. Finished with a tiled splashback and a uPVC double glazed window.

LIVING ROOM / DINING ROOM A spacious and light filled living and dining area positioned to the front of the property. Offering ample room for furnishings, the space benefits from an electric fireplace, dual aspect uPVC double glazed windows framing beautiful woodland views, an understairs storage cupboard and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A generously sized principal bedroom enjoying a front aspect with attractive woodland views. Features include a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A further well proportioned double bedroom, also benefiting from picturesque woodland views, a uPVC double glazed window, and a gas central heating radiator.

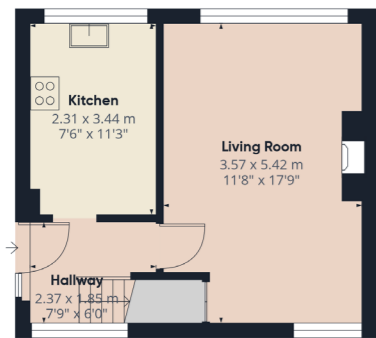
BEDROOM THREE A comfortable single bedroom overlooking the rear garden, ideal as a home office, nursery, or study. Includes a uPVC double glazed window and a gas central heating radiator.

BATHROOM A three piece suite comprising a low level WC, pedestal wash hand basin, and a panelled bath with shower attachment over. The room is finished with tiled walls, an extractor fan, a uPVC obscure double glazed window, and a gas central heating radiator.

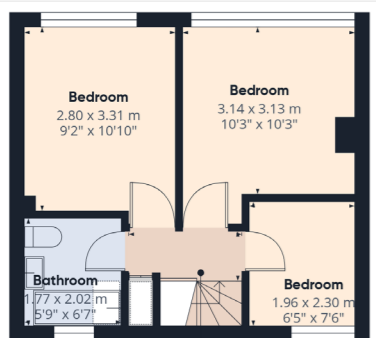
OUTSIDE

REAR GARDEN An exceptionally generous south-west facing rear garden, predominantly laid to lawn and set on an incline. Offering significant potential, this outdoor space is ideal for landscaping or further enhancement.

GARAGE A useful garage featuring a metal up and over door, providing additional storage or parking.



Floor 0



Floor 1

Address 'Ocombe Valley Road, Paignton, TQ3 1QR'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '65 | D'

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