



Wills Avenue | Paignton | TQ3 2RG

Asking Price Of £250,000

A spacious three bedroom semi detached house positioned in the desirable location of Preston, Paignton. The property offers bundles of space with a sizeable living room, a spacious kitchen/breakfast room, a downstairs WC, three bedrooms, a shower room, garage, south west facing rear gardens and off road parking. The property also boasts wonderful sea views and is just a short walk from an array of amenities such as Preston beach, Preston shops, doctors, pharmacies, schools and more.

- SEA VIEWS
- SOUGHT AFTER PRESTON LOCATION
- GARAGE
- OFF ROAD PARKING
- SUNNY SOUTH WEST FACING GARDENS



**ENTRANCE** A uPVC double glazed front door opening into a welcoming inner hallway with stairs rising to the first floor, a door leading through to the ground floor accommodation and a gas central heated radiator.

**LIVING ROOM** - 5.14m x 3.66m (16'10" x 12'0") A spacious living room overlooking the front gardens with space for ample furniture, a feature log burning stove, uPVC double glazed window and a gas central heating radiator.

**KITCHEN/BREAKFAST ROOM** - 4.08m x 2.92m (13'4" x 9'6") A bright and sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, space and plumbing for a washing machine, fridge freezer, range cooker and breakfast table. An integrated dishwasher and extractor hood. Complimentary tile backsplash, two uPVC double glazed windows overlooking the rear gardens and a gas central heated radiator.

**HALLWAY** Leads through to the downstairs WC, pantry cupboard and uPVC double glazed door leading out to the gardens.

**WC** A low level flush WC and a wall mounted wash hand basin, a white heated towel rail and a uPVC obscure double glazed window.

**Address 'Wills Avenue, Paignton, TQ3 2RG'**

**Tenure 'Freehold'**

**Council Tax Band 'C'**

**EPC Rating '61 | D'**

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



### FIRST FLOOR

**BEDROOM ONE** - 3.4m x 3.23m (11'1" x 10'7") A wonderfully large master bedroom with space for ample furniture. uPVC double glazed windows overlooking the gardens and out towards Brixham and a gas central heated radiator.

**BEDROOM TWO** - 3.61m x 2.84m (11'10" x 9'3") A further generously sized double bedroom this time to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.84m x 2.44m (9'3" x 8'0") A large single bedroom to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

**SHOWER ROOM** An incredibly spacious bathroom with a three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in shower unit. PVC panned walls, uPVC double glazed obscure windows and a gas central heated radiator.

**OUTSIDE** A south west facing, enclosed rear garden that has been designed for ease of maintenance boasting two large patio areas perfect for outdoor dining and entertaining with spectacular sea views and a further lawned section. Service door leading into the rear garage and a water tap.

**PARKING** Off road parking to the front of the property on a concrete laid driveway allowing parking for 2 vehicles leading up to the garage.

**GARAGE** Roller door, overhead lighting, built in shelving and a courtesy door leading into the gardens.

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.