



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.



## 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.

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

**Tenure** 'Freehold'

**Council Tax Band** 'C'

**EPC Rating** '61 | D'

## Contact Details

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