



**Taylors**  
sales & lettings

Offers Over £325,000

Cecilia Road,  
Paignton, TQ3 1BD

A well presented two bedroom detached bungalow located in a quiet cul-de-sac in the popular residential area of Preston, Paignton. The property comprises of a welcoming entrance hallway/dining area, a spacious living room, kitchen, two double bedrooms, family bathroom, sunny gardens, garage and off road parking. The bungalow is ideally situated within easy reach of Coombe park, woodland walks, bus links and more.



**ENTRANCE HALL / DINING AREA** A uPVC double glazed front door opens into a welcoming entrance hall, currently arranged to incorporate a dining area. This versatile space provides access to the adjoining rooms and features engineered wooden flooring, overhead spotlighting, a gas central heating radiator and ample space for a four seater dining table.

**LIVING ROOM** A spacious and light filled living room enjoying stunning sea views across Paignton. The room is enhanced by engineered wooden flooring and a striking feature log burning stove, complimented by bespoke shelving and cupboards. Further benefits include a uPVC double glazed bay window, an additional side window and a gas central heating radiator.

**KITCHEN** A stylish, farm style kitchen offering a comprehensive range of base, wall and drawer units topped with attractive oak work surfaces. The kitchen is well equipped with a 1½ bowl composite sink and drainer, an integrated electric single oven with grill, and a four ring gas hob with extractor hood above. Additional features include an integrated fridge freezer, space and plumbing for a washing machine and tumble dryer, tiled splashbacks, dual aspect uPVC double glazed windows, a uPVC double glazed door opening onto the garden and a gas central heating radiator.

**BEDROOM ONE** An exceptionally large master bedroom overlooking the rear garden. This impressive room offers ample space for freestanding furniture and benefits from extensive built in wardrobes. Further features include electric Velux windows, uPVC double glazed French doors opening directly onto the garden and a gas central heating radiator.



**BEDROOM TWO** A second generously proportioned double bedroom enjoying breathtaking sea views. The room includes built in wardrobes, a uPVC double glazed window and a gas central heating radiator.

**BATHROOM** A spacious family bathroom comprising a low level flush WC, pedestal wash hand basin, panelled bath, and a walk in shower. The room is finished with tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

#### OUTSIDE

**REAR GARDEN** A beautifully designed, sunny rear garden featuring a large patio area ideal for alfresco dining and entertaining. Four steps lead up to a well maintained lawn bordered by a variety of mature shrubs and plants.

**PARKING** Off road parking is available for 2 vehicles.

**GARAGE** Accessed via wooden double doors the garage offers generous storage space and benefits from power points.



Address 'Cecilia Road, Paignton, TQ3 1BD'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '59 | D'

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