



Primley Park, Paignton, TQ3 3JX

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£299,500 Freehold

A well-proportioned **3/4- BEDROOM REVERSE LEVEL HOME** occupying an elevated position in this established residential area of Paignton. Enjoying an open outlook to the rear with distant sea glimpses, the property offers flexible accommodation, generous outside space and a layout designed to make the most of its attractive views.

Approached from the front via a garden and driveway, the property benefits from a pathway and gated side access leading to the rear. Along the side of the house there is access to useful under-house storage rooms, providing excellent space for gardening equipment, bicycles and general household storage, it also houses the Worcester boiler for hot water and heating supply.

The entrance hall welcomes you into the home, with a step up to the principal living accommodation and also access to a versatile fourth bedroom or spacious home office, ideal for those working remotely or requiring additional guest accommodation. An inner hallway provides further access to the main reception areas and includes a staircase descending to the lower floor.

The lounge is a particularly appealing room, enjoying far-reaching views through a wide square bay window that draws in an abundance of natural light. A stone-faced fireplace with fitted gas fire creates an attractive focal point, complemented by display plinths to either side. A connecting door leads directly into the kitchen/dining room, creating a practical flow for both everyday living and entertaining.

The kitchen/dining room is generously sized and fitted with a range of cream-fronted wall and base units complemented by black worktops and matching upstands. Features include an inset stainless steel sink and drainer, integrated dishwasher, washing machine and two under-counter refrigerators. There is also a built-in eye-level electric oven, hob and cooker hood. As a dual-aspect room, it enjoys excellent natural light together with pleasant views to the rear, while comfortably accommodating a family dining table and chairs.

Also situated on this level is the family bathroom, fitted with a white suite comprising a panelled bath with Triton electric shower over, vanity unit with inset wash basin and concealed-flush W.C. An airing cupboard houses the hot water cylinder.

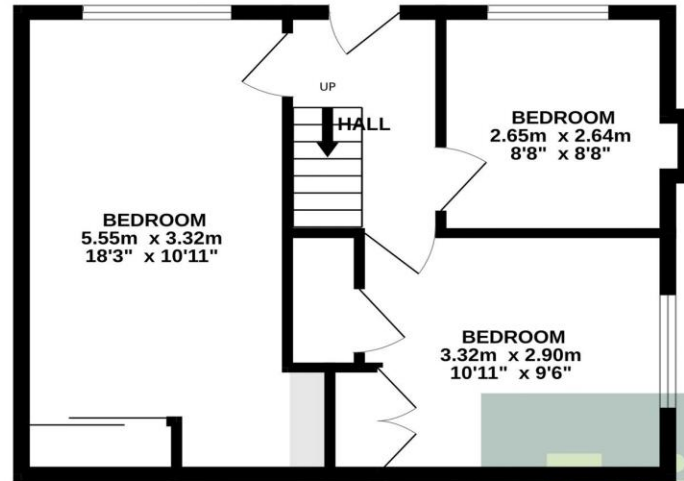
The lower floor provides three bedrooms and a hallway with direct access to the rear garden. The principal bedroom benefits from a fitted triple wardrobe and dressing table unit, while the second bedroom includes a built-in double wardrobe and useful understairs storage cupboard.

Outside, the rear garden is a particularly attractive feature, offering a good-sized lawn and pergola seating area, ideal for outdoor dining and relaxation. Combined with the open outlook and distant sea views, this creates a wonderful outdoor environment for families and entertaining alike.

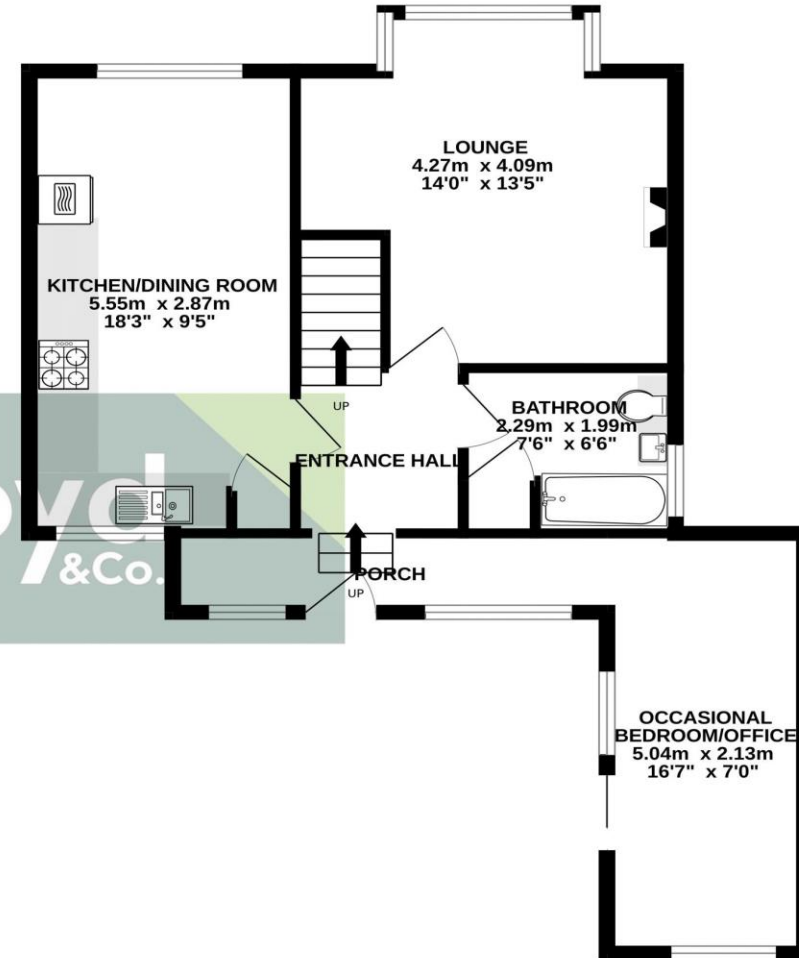
Primley Park is conveniently positioned for access to Paignton town centre, local schools, shops, supermarkets, transport links and the beautiful South Devon coastline, making this an appealing home for a wide range of buyers.



GROUND FLOOR
38.8 sq.m. (418 sq.ft.) approx.



ENTRANCE FLOOR
55.2 sq.m. (594 sq.ft.) approx.



TOTAL FLOOR AREA : 94.0 sq.m. (1012 sq.ft.) approx.

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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 84% /THREE 79% /VODAPHONE 71% / O2 62%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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