



Asking Price Of £315,000

St. Marys Park,
Paignton, TQ4 7DB

SPACIOUS FOUR-BEDROOM HOME WITH BALCONY, GARDEN AND OFF-ROAD PARKING This well-presented home offers flexible accommodation arranged over two floors, including multiple reception spaces, four bedrooms, and a generous rear garden. The property benefits from a gravel driveway providing off-road parking, a bright open-plan living space, and a first-floor balcony accessed from the principal bedroom.



ENTRANCE PORCH (3.58m x 1.37m) Accessed via a UPVC obscure glazed door. The porch features a glazed roof, tiled flooring, radiator with thermostat control, and a UPVC double-glazed window to the front. A UPVC door provides access to the rear garden, with an internal door leading to the kitchen.

KITCHEN (4.65m x 2.06m) A modern fitted kitchen with a range of base and drawer units with work surfaces over and inset circular sink with mixer tap. Integrated appliances include an electric hob with extractor above, eye-level double electric oven, fridge, freezer, dishwasher, and washing machine. Inset spotlights and a light tunnel provide additional natural light. Vertical radiator and tiled flooring. Opening into the sitting room.

SITTING ROOM (4.60m x 4.39m) A spacious main living area with engineered oak flooring, radiators, TV connection point, and a wall-mounted electric fire. UPVC double-glazed window to the side and sliding doors leading directly onto the rear garden patio.

DINING ROOM / BEDROOM 4 (3.25m x 2.90m) A versatile room currently suitable as a dining room or fourth bedroom. UPVC double-glazed window to the front aspect and radiator.

BEDROOM THREE (3.73m x 2.57m) A comfortable double bedroom with UPVC double-glazed window to the front and radiator.

WET ROOM / WC (1.55m x 0.86m) Comprising a shower area with electric shower, pedestal wash basin, and WC. UPVC double-glazed window, extractor fan, and wall-mounted electric heater.

FIRST FLOOR LANDING Bright landing area with skylight, inset spotlights, and smoke detector. Doors lead to the first-floor rooms.

BEDROOM ONE (5.00m x 3.61m) A large principal bedroom with seating area and excellent natural light. Features include UPVC double-glazed windows with open outlook and sliding doors leading onto a full-width timber deck balcony with chrome and glazed balustrade.

BEDROOM TWO (3.33m x 2.72m) A double bedroom with part sloping ceilings, Velux window, additional UPVC double-glazed side window, radiator, and access to under-eaves storage.

STUDY (2.92m x 1.96m) A useful study space with Velux window, radiator, inset spotlights, and access to under-eaves storage.

BATHROOM / WC (3.00m x 1.65m) Fitted with a four-piece suite comprising a freestanding bath with central taps and shower attachment, walk-in shower enclosure, vanity unit with inset wash basin, and WC. Heated towel rail, tiled flooring, shaver socket, extractor fan, and UPVC obscure glazed window.

OUTSIDE

FRONT Gravel driveway providing off-road parking with a concrete pathway leading to the entrance.

REAR The rear garden is well maintained and accessed from the sitting room or entrance porch. A paved patio area leads onto a lawned garden with flower and shrub borders. A pathway continues to a lower gravelled seating area and timber garden shed. The garden also benefits from an outside tap and lighting.



Address 'St. Marys Park, Paignton, TQ4 7DB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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