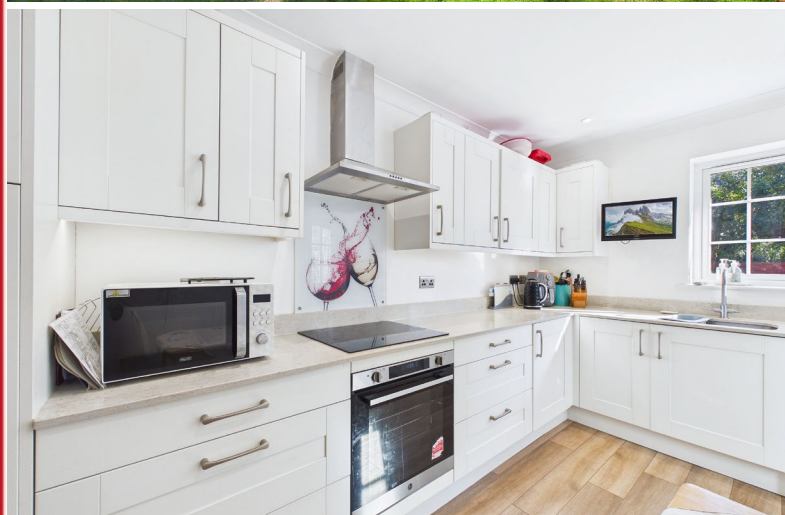




Taylor's
sales & lettings

Guide Price £425,000 - £450,000

Cecil Avenue, Preston,
Paignton, TQ3 1LW

A four bedroom detached family home located within a quiet cul-de-sac in the highly desirable location of Preston, Paignton. The property offers a great amount of space and comprises of a welcoming inner entryway leading through to the useful ground floor cloakroom, a spacious dining room that connects seamlessly into the modern kitchen as well as the living room and conservatory, a private downstairs office, four bedrooms with the master being en-suite, a modern family bathroom, beautifully landscaped front and rear gardens, a large double garage and off road parking. The home is perfectly nestled away whilst still being within easy reach of local shops, bus links, doctors and pharmacies, Oldway mansions, catchment area for Oldway Primary school, as well as much more.



ENTRANCE A uPVC double glazed front door opens into a welcoming entrance porch, with doors leading to the ground floor cloakroom and main accommodation. The porch benefits from overhead lighting, a fuse box and a gas central heating radiator.

DOWNSTAIRS CLOAKROOM A useful ground floor cloakroom comprising a low level flush WC and vanity wash hand basin with fitted storage beneath. The room is complemented by aqua panelled walls, a uPVC obscure double glazed window and a gas central heating radiator.

DINING ROOM A spacious and versatile dining room which connects seamlessly with both the kitchen and living room, creating an ideal space for entertaining and family living. There is ample room for a large dining table, with stairs rising to the first floor, a deep under stairs storage cupboard, uPVC double glazed window and gas central heating radiators.

KITCHEN A beautifully appointed modern kitchen comprising a comprehensive range of wall, base and drawer units, complemented by elegant quartz work surfaces. There is an inset stainless steel sink and drainer, an integrated electric single oven with grill, electric induction hob with extractor hood over, and space and plumbing for a washing machine and dishwasher, together with space for a freestanding fridge freezer. Additional features include a deep pull out larder unit, space for a breakfast table, uPVC double glazed window and a charming barn style door providing direct access to the conservatory. Gas central heating radiator.

LIVING ROOM A bright and spacious living room which opens seamlessly into the conservatory, creating a wonderful open plan feel and allowing natural light to flow throughout both spaces. The room features a gas fireplace, ample space for a range of furnishings and two gas central heating radiators.

CONSERVATORY A delightful sunny conservatory overlooking the beautifully maintained rear gardens, providing an ideal additional reception space. The room benefits from triple aspect uPVC double glazing, French doors opening directly onto the rear garden, power points, wall mounted lighting and a gas central heating radiator.

OFFICE A generously proportioned office situated to the front of the property, providing an ideal work from home environment, study or hobby room. The room benefits from a uPVC double glazed bay window and gas central heating radiator.



FIRST FLOOR

BEDROOM ONE A spacious master bedroom overlooking the beautifully maintained rear gardens and benefiting from built in wardrobes, uPVC double glazed window and gas central heating radiator. A door leads through to the en-suite.

EN-SUITE A useful master en-suite comprising a low level flush WC, vanity wash hand basin with fitted storage beneath and corner shower enclosure. Mirror with storage. The room features aqua panelled walls, uPVC obscure double glazed window and gas central heating radiator.

BEDROOM TWO A well proportioned second double bedroom enjoying views over the attractive front gardens and benefiting from wardrobes, uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A further generously sized double bedroom situated to the rear of the property, overlooking the rear gardens. The room benefits from built in over bed storage, uPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A useful fourth bedroom situated to the front of the property, making an ideal child's bedroom, guest room or study. The room benefits from a uPVC double glazed window and gas central heating radiator.

BATHROOM A modern and contemporary family bathroom comprising a low level flush WC and vanity wash hand basin with fitted storage beneath, together with a panelled bath with shower attachment over and protective glass screen. The room is finished with complementary aqua panelled walls, extractor fan, LED mirror and chrome heated towel rail.

OUTSIDE

GARDENS A beautifully maintained and landscaped garden wraps around the rear and side of the property, enjoying both easterly and southerly aspects, allowing the garden to benefit from sunshine throughout much of the day. The rear garden is predominantly laid to patio, with a pebble stone section leading onto a generous lawn and a further pebble stone area to the rear. The garden is well enclosed and bordered by a variety of mature shrubs, plants and established greenery. The garden continues around the side of the property, where there is a substantial paved patio area providing an excellent space for alfresco dining and outdoor entertaining. The side garden is again bordered by a variety of mature plants and shrubs and benefits from an outside water tap, access to the double garage and a pathway leading through to the front of the property.

FRONT To the front of the property is a generous area of off road parking providing access to the double garage, together with an attractive front lawn and a variety of established trees and plants.

DOUBLE GARAGE A spacious double garage with an electric roller door, power points and overhead lighting, providing excellent storage and parking facilities.

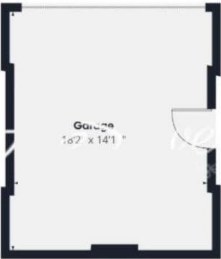
AGENT'S NOTE The property further benefits from owned solar panels, which will be included as part of the sale. A 5kWh battery storage system is also installed, allowing surplus energy generated by the solar panels to be stored for later use.



Floor 0 Building 1



Floor 1 Building 1



Address ‘Cecil Avenue, Preston, Paignton, TQ3 1LW’ Tenure ‘Freehold’ Council Tax Band ‘E’ EPC Rating ‘77 | C’