



Higher Polsham Road | Paignton | TQ3 2SY

GUIDE PRICE OF £325,000- £350,000

A beautifully presented three bedroom semi-detached home located in the desirable location of Preston, Paignton. The home comprises of an inner porch that opens into a wide and welcoming entrance hallway, a bright and cosy living room, a gorgeous kitchen/diner that opens into the second sitting room perfect for modern day living and entertaining, a conservatory, three spacious bedrooms, a modern wet room, a further WC, ample off road parking, and private rear gardens. The home is positioned in a convenient spot and is just moments' walk from an array of amenities such as Oldway and Sacred Heart primary schools, Paignton town, Oldway mansions, Paignton beach, bus links, shops and more.

- 1930S SEMI DETACHED HOME
- AMPLE OFF ROAD PARKING
- MODERN KITCHEN
- OPEN PLAN LIVING
- SUNNY REAR GARDENS
- CONVENIENT LOCATION

**ENTRANCE** A uPVC double glazed front door opening into the inner porch way with original tiled flooring and a secondary door opening into:-

**HALLWAY** An original 1930's front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, built in storage underneath the stairs, overhead lighting a single glazed sash window and thermostat heating control.

**LIVING ROOM** - 4.28m x 3.46m (14'0" x 11'4") A bright and spacious living room to the front aspect of the property with space for ample furniture. A feature gas fireplace, Tv point, uPVC double glazed bay window and a gas central heated radiator.

**KITCHEN/DINER** - 6.69m x 5.65m (21'11" x 18'6") A beautifully finished and large kitchen/diner that opens into the second sitting room perfect for entertaining and modern day living. The kitchen boasts a range of overhead, base and drawer shaker style units with solid oak work surfaces above. A 1 1/2 bowl stainless steel sink unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. An integrated dishwasher and space for a fridge freezer. Complimentary tile backsplash, space for a 6/8 seater dining table, uPVC double glazed sash window, gas central heated radiator and an archway opening into:-

**SECOND SITTING ROOM** - 3.44m x 3.37m (11'3" x 11'0") A great sized sitting room that opens into the kitchen/diner and that also leads out to the conservatory. Gas central heated radiator.



**CONSERVATORY** - 2.84m x 2.33m (9'3" x 7'7") A sizeable conservatory overlooking the picturesque rear gardens. uPVC double glazed windows and a uPVC double glazed door leading out to the rear.

#### FIRST FLOOR

**BEDROOM ONE** - 4.26m x 3.46m (13'11" x 11'4") A wonderfully large master bedroom to the front aspect of the property. Space for a vast amount of furniture, a decorative original cast iron fireplace with tile surround, uPVC double glazed bay window and a gas central heated radiator.

**BEDROOM TWO** - 3.44m x 3.37m (11'3" x 11'0") A further generously sized double bedroom overlooking the rear gardens. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.03m x 2.49m (9'11" x 8'2") A sizeable third double bedroom, uPVC double glazed window and a gas central heated radiator.

**SHOWER ROOM** A modern wet room that boasts a low level flush WC, a vanity unit with a freestanding wash hand basin and a walk in shower area with tiled walls and flooring. uPVC obscure double glazed window and a grey heated towel rail.

**WC** A low level flush WC and an obscure double glazed window.

**OUTSIDE** A sunny and enclosed rear garden that is predominantly laid to lawn with a sizeable decking area perfect for outdoor dining and entertaining, a variety of mature shrubs and plants and side gate access.

**PARKING** Off road parking for up to 3 vehicles on a block paved driveway.

**Address** 'Higher Polsham Road,  
Paignton, TQ3 2SY'

**Tenure** 'Freehold'

**Council Tax Band** '

**EPC Rating** 'TBC'

#### Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.