



**Taylor's**  
sales & lettings

Guide Price £285,000 - £300,000

Primley Park,  
Paignton, TQ3 3JX

A three bedroom semi detached reverse level home located less than a mile from Paignton town. The property comprises of a welcoming entryway that flows through to the large and light filled living room, a modern kitchen/diner, family bathroom, three bedrooms with the master boasting an en-suite, sunny and well landscaped rear gardens, off road parking and a substantial cellar. The property is ideally situated within easy reach of schools, bus links, Paignton town, doctors and pharmacies, supermarkets and more.



**ENTRANCE** A uPVC double glazed front door opens into a welcoming entrance area, which flows seamlessly into the main living accommodation. The entrance features a deep fitted storage cupboard providing excellent practical storage, together with stairs descending to the lower ground floor bedrooms.

**LIVING ROOM** A generously proportioned and light filled living room enjoying attractive views across the rear garden, with delightful sea glimpses towards Torquay. The room features a log burning fireplace, a uPVC double glazed bay window and ample space for a range of furnishings.

**KITCHEN/DINER** A modern fitted kitchen comprising a comprehensive range of wall, base and drawer units with square edged work surfaces over. Features include a composite sink and drainer, tile backsplash, a range of integrated appliances including an eye level electric oven, induction hob with extractor above, fridge freezer and dishwasher. The generous dining area provides ample space for a 6 seater dining table, while double aspect uPVC double glazed windows provide an abundance of natural light. A gas central heating radiator.

**BATHROOM** A modern family bathroom comprising a low level flush WC, vanity wash hand basin with useful storage beneath, and panelled bath with shower attachment over and protective glass screen. The room is finished with tiled walls, a uPVC obscure double glazed window and a heated towel rail.

## LOWER GROUND FLOOR

**BEDROOM ONE** A spacious master bedroom overlooking the sunny and well maintained rear gardens, offering ample space for a range of bedroom furnishings. The room benefits from a useful walk in wardrobe fitted with hanging rails and drawers, together with a uPVC double glazed window and gas central heating radiator. A door leads through to

**EN-SUITE** A contemporary en-suite comprising a low level flush WC, counter top wash hand basin with storage beneath and a generous walk in corner shower enclosure. A chrome heated towel rail.



**BEDROOM TWO** A further spacious double bedroom offering ample space for bedroom furniture, with a uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A well proportioned third bedroom overlooking the sunny rear gardens, featuring a uPVC double glazed window and gas central heating radiator.

## OUTSIDE

**REAR GARDEN** One of the property's particular highlights is its exceptionally generous rear garden, offering a variety of attractive and versatile outdoor spaces. Steps lead down to a decking area, providing an ideal setting for alfresco dining and outdoor entertaining. From this level of the garden is access to a substantial under house cellar, which benefits from plumbing and space for a washing machine and tumble dryer, together with excellent additional storage space. Further steps lead down to a large paved patio with raised flowerbeds, before continuing to a substantial lawned area. Additional decking and steps provide access to a further seating area alongside a large timber framed Wendy house/playhouse, making this an excellent outdoor space for families and entertaining.

**PARKING** Off road parking to the front of the property is available.

Address 'Primley Park, Paignton, TQ3 3JX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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