



Guide Price £290,000 - £300,000

Smallcombe Road,
Paignton, TQ3 3TJ

A beautifully presented and spacious 3/4 bedroom semi-detached family home that offers ample space and comprises of a welcoming entrance hallway, a downstairs cloakroom, a modern kitchen, a large and light filled living room, a conservatory/dining room, a utility room, four double bedrooms with the fourth bedroom being situated on the ground floor of the property that could alternatively be utilised as an office/playroom etc, a sizeable family bathroom, picturesque and landscaped rear and front gardens and off road parking. The home is positioned in an ideal spot and is within easy reach of schools, shops, doctors and pharmacies, the ring road, Paignton town and more.



ENTRANCE HALLWAY A uPVC double glazed front door opening into a wide and welcoming entrance hallway with stairs rising to the first floor, doors leading to the adjoining rooms, a deep understairs storage cupboard, dado rails and coving, smoke alarm and a gas central heated radiator.

CLOAKROOM A low level flush WC and a pedestal wash hand basin with complimentary tile backsplash, wooden frame double glazed window and a gas central heated radiator.

LOUNGE - 6.47m x 3.45m (21'2" x 11'3") A beautifully bright and spacious living room with space for an abundance of furniture. Tv point and coving, double aspect uPVC double glazing with windows to the front aspect overlooking the well maintained front gardens and a uPVC double glazed sliding patio door leading out to the rear gardens. Two gas central heated radiators.

KITCHEN - 3.46m x 2.46m (11'4" x 8'0") A modern kitchen boasting a range of overhead, base and drawer shaker style units with roll work surfaces above. A 1 1/2 bowl composite sink and drainer unit with mixer tap over. An electric double Neff double oven with grill integrated and a four ring Neff gas hob with extractor hood above. Further integrated appliances such as dishwasher, fridge freezer and bin storage. Complimentary tile backsplash, uPVC double glazed window overlooking the gardens and an archway leading into:-

CONSERVATORY/DINING ROOM - 2.78m x 2.42m (9'1" x 7'11") A sizeable conservatory currently being utilised as a dining room. Electrical points, uPVC double glazed French doors leading out to the gardens and a gas central heated radiator.

UTILITY ROOM - 2.55m x 1.86m (8'4" x 6'1") A range of overhead and base units with roll edged work surfaces work surfaces above. A 1 bowl stainless steel sink and drainer unit, space and plumbing for a washing machine, dryer and further under counter appliance. 2 year old Worcester Bosch boiler.

BEDROOM FOUR/OFFICE - 3.16m x 2.42m (10'4" x 7'11") A great sized either double bedroom on the ground floor of the property however could also make an ideal office/study/playroom etc. uPVC double glazed windows and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 3.49m x 3.46m (11'5" x 11'4") An exceptionally large master bedroom overlooking the picturesque gardens. Space for a vast amount of furniture and deep built in wardrobes with hanging and shelving space. uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.48m x 2.47m (11'5" x 8'1") A brilliantly sized double bedroom again to the rear aspect of the property. Picture rails, uPVC double glazed window and a gas central heated radiator.

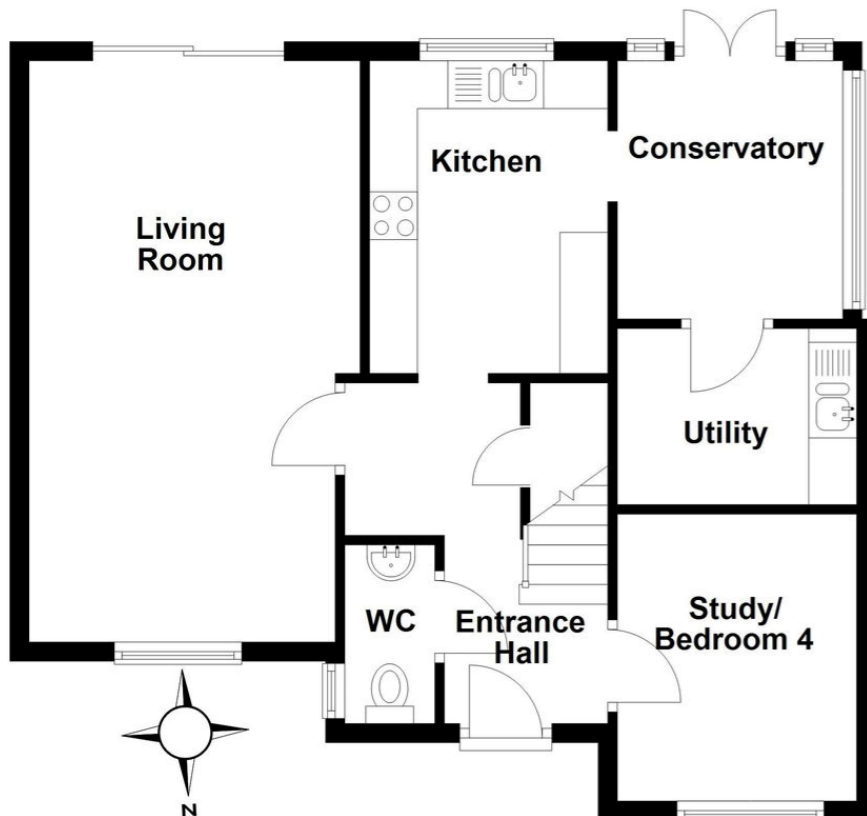
BEDROOM THREE - 3.11m x 2.87m (10'2" x 9'4") A further generously sized double bedroom overlooking the stunning front gardens. uPVC double glazed windows and gas central heated radiator.

BATHROOM A three piece suite boasting a low level flush WC, a vanity wash hand basin with high gloss fitted storage below and work surfaces either side and a large corner bath unit with shower attachments above. Complimentary tiled walls, uPVC obscure double glazed windows, extractor fan and a chrome heated towel rails.

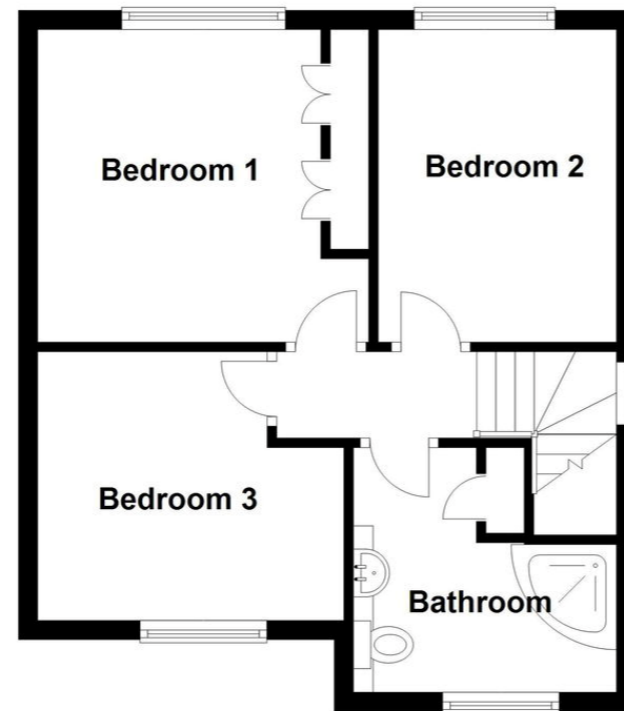
OUTSIDE A beautifully landscaped, sunny south facing and enclosed rear garden with a water feature. The garden has been designed for ease of maintenance with a variety of mature shrubs and plants to enjoy an array of colour throughout the year. The gardens boast a sizeable patio area accessed directly from the living room and conservatory, perfect for outdoor dining and entertaining, steps then lead up to a rockery section laid to pebble stones with a selection of shrubs and a palm tree. Steps finally lead up to the top section that enjoys a large patio area to follow the sun throughout the day. There is a sizable shed that has electrical points.

FRONT Off-road parking on a concrete laid driveway for 1 vehicle with a superb side garden laid to pebble stones with a wide variety of colourful plants and shrubs with a coastal feel planting scheme.

Ground Floor



First Floor



Address 'Smallcombe Road, Paignton, TQ3 3TJ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '70 | C'

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