



Kings Road | Paignton | TQ3 2AN

Offers Over £340,000

A beautifully presented and spacious semi detached Victorian home located in the ever desirable location of Preston, Paignton. The property comprises of a welcoming inner hallway, a large lounge/diner, a modern kitchen/breakfast room, a useful downstairs cloakroom, bedrooms, a spacious family bathroom and beautifully landscaped sunny rear gardens. The property is perfectly positioned within easy reach of Oldway and Sacred Heart primary, Oldway mansions, Preston and Paignton beach, local shops, bus links, doctors and more. The property is being offered with no onward chain!

- NO CHAIN!
- SUN SOAKED REAR GARDENS
- SOUGHT AFTER PRESTON LOCATION
- LARGE ACCOMMODATION

ENTRANCE HALL A uPVC double glazed front door opens into a welcoming entrance lobby leading through to a spacious inner hallway. The hallway features beautifully restored original wooden flooring, a gas central heated radiator and a staircase rising to the first floor, with access to all principal rooms.

LOUNGE / DINING ROOM This stunning, light filled lounge/diner offers a generous amount of space and a wealth of character with high ceilings, original picture rails, decorative cornicing and two elegant decorative fireplaces. A uPVC double glazed bay window to the front and French doors to the rear garden enhance the space with natural light. Two gas central heated radiators complete the room.

CLOAKROOM A practical ground floor cloakroom featuring a low level flush WC and pedestal wash hand basin.

KITCHEN / BREAKFAST ROOM An impressive and modern kitchen/breakfast room designed with both functionality and style in mind. Fitted with an array of shaker style wall, base, and drawer units topped with luxurious granite work surfaces. A porcelain sink unit, a Rangemaster gas cooker with a six ring hob and extractor above, and space for a washing machine, tumble dryer, dishwasher, and American-style fridge freezer. Finished with a tiled backsplash, internet points, and an electric fireplace. There is ample space for a six-seater dining table. Natural light floods the space via uPVC double glazed windows and French doors leading to the garden.

Lift leading to:-

FIRST FLOOR

BEDROOM ONE A generous master bedroom with ample space and a deep built in wardrobe. Features a uPVC double glazed bay window to the front aspect and a gas central heated radiator.

Address 'Kings Road, Paignton, TQ3
2AN'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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BEDROOM TWO A spacious double bedroom overlooking the beautifully maintained rear garden, with dado rails, a uPVC double glazed window and gas central heated radiator.

BEDROOM FIVE / STUDY Perfect as a home office/study/hobby room etc, with a uPVC double glazed window and gas central heated radiator.

FAMILY BATHROOM A luxuriously large family bathroom comprising a high flush WC, vanity unit with wash hand basin, a freestanding claw foot bath tub and a walk in shower. Additional features include built in shelving, a Glow-worm combination boiler, an obscure uPVC double glazed window and a gas central heated radiator.

SECOND FLOOR

LOFT ROOM ONE A bright and spacious double bedroom offering stunning sea views across to Torquay, with uPVC double glazed windows and a gas central heated radiator.

LOFT ROOM TWO A further generously sized double bedroom with space for substantial furniture, a uPVC double glazed window, and a gas central heated radiator.

OUTSIDE The rear garden has been beautifully landscaped for low-maintenance living, with the main area laid to patio, ideal for alfresco dining and entertaining. An iron gate leads to a second garden section boasting mature shrubs and plants, a tranquil fish pond, a gravelled area and an artificial lawn offering both charm and practicality.

AGENTS NOTE the owner of this property is unaware if there are building regulations for the second floor, but believes purchase themselves with an indemnity.

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.