



Guide Price £460,000 - £475,000

Merryland Close,
Preston, Paignton,
TQ3 1HT

Situated within a very desirable and extremely quiet cul-de-sac in Preston, this detached three-bedroom home offers spacious and versatile accommodation, ideal for family living. The property benefits from a block paved driveway providing parking for four vehicles, a large garage, and a private south-facing garden backing onto woodland, creating a peaceful and secluded setting. The home is also perfectly positioned for access to beautiful woodland walks.



GROUND FLOOR

ENTRANCE HALLWAY A spacious and welcoming hallway providing access to the principal rooms.

DOWNSTAIRS WC Fitted with a vanity wash basin, WC, radiator and extractor. Also benefits from built-in cupboard space, ideal for coats and shoes.

BEDROOM THREE – 2.9m x 3.1m A well-proportioned double bedroom featuring built-in wardrobe units, radiator and UPVC double glazed window.

ENSUITE – 2.9m x 1.7m Comprising WC, vanity wash basin and a suitable walk-in shower. Partially tiled with radiator, extractor and frosted UPVC double glazed window.

KITCHEN – 4.3m x 2.7m A light and spacious kitchen fitted with a range of built-in appliances including dishwasher, microwave, electric oven, extractor and induction hob. Additional features include space for a fridge freezer, a small breakfast bar, radiator, and UPVC double glazed window overlooking the rear woodland. A UPVC door leads directly onto the composite decking area.

LOUNGE – 6.3m x 3.2m A very generously sized lounge offering ample space for both dining table and sofa suites. The room benefits from dual aspect UPVC double glazed windows, radiator, multiple plug sockets, TV aerial point, and a large UPVC double glazed sliding door opening onto the rear garden and patio area.

FIRST FLOOR

BEDROOM ONE – 5.3m x 3.5m A very spacious double bedroom with dual aspect UPVC double glazed windows allowing for an abundance of natural light. The room also benefits from built-in wardrobes and multiple socket points.

BATHROOM – 2.4m x 2.9m A Jack and Jill bathroom fitted with a bath and overhead shower, vanity wash basin, WC, radiator and tiled walls. Includes a frosted UPVC double glazed window.

BEDROOM TWO – 5.2m x 3.2m A large double bedroom featuring dual aspect UPVC double glazed windows, radiator, TV socket and built-in wardrobes.

GARAGE A large garage fitted with an electric up and over door, power and lighting. The space includes plumbing for a washing machine, space for a freezer and tumble dryer, and houses a newly fitted combination boiler. A UPVC door provides access to the rear garden.

OUTSIDE SPACE

REAR GARDEN A private and south-facing rear garden, not overlooked and backing onto woodland, offering a peaceful and secluded environment. The garden is mostly laid to lawn with planting beds and a suitable storage shed. A patio area extends from the lounge, creating an ideal outdoor seating space. Additionally, a newly fitted composite decking area accessed from the kitchen provides a private suntrap, benefiting from all-day sun.

PARKING A block paved driveway to the front of the property provides off-road parking for up to four vehicles.



Address 'Merryland Close, Preston, Paignton, TQ3 1HT'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '74 | C'

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