



Asking Price Of £285,000

Coombe Road,
Paignton, TQ3 2QP

A spacious three bedroom semi detached family home located within the desirable Preston location of Paignton. The home comprises of a welcoming inner hallway, a large and light filled open plan kitchen/diner/living room, a utility room with toilet, three bedrooms, family bathroom and large sunny rear gardens. The property is ideally situated within easy reach of combe park, Occombe woods, doctors and pharmacies, schools, bus links and more. The property is being offered for sale with no onward chain!



ENTRANCE A uPVC double glazed front door opens into a welcoming porch, complete with overhead lighting and space for shoe and coat storage. Glazed French doors lead through to the main hallway, creating an inviting first impression.

HALLWAY A wide and spacious entrance hallway with stairs rising to the first floor. Doors lead to the adjoining rooms, and there is a useful under stairs storage cupboard, thermostat heating control and a gas central heating radiator.

KITCHEN / DINING / LIVING ROOM A wonderfully bright and spacious open plan kitchen, dining, and living area forming the heart of the home.

The kitchen is fitted with a range of overhead, base and drawer units topped with quartz work surfaces. Features include a 1.5 bowl ceramic sink and drainer, integrated dishwasher and a Rangemaster gas cooker with a five ring hob and hot plate, along with space for a fridge freezer.

The living and dining area is flooded with natural light and enjoys picturesque views over Coombe Park, with far reaching sea views beyond. The space comfortably accommodates a range of furniture and benefits from uPVC double glazed windows and two gas central heating radiators.

UTILITY A practical utility room with space and plumbing for a washing machine and tumble dryer. It includes base units with work surfaces above, overhead units, and a door leading to a low level flush WC. A uPVC double glazed window and door provide access to the rear garden.

FIRST FLOOR

BEDROOM ONE A spacious master bedroom positioned at the front of the property, enjoying picturesque views across Coombe Park. The room features built in wardrobes, a uPVC double glazed bay window and a gas central heating radiator.

BEDROOM TWO A generously sized second double bedroom, also benefitting from views across Coombe Park. The room includes built in wardrobes, a uPVC double glazed window, and a gas central heating radiator.

BEDROOM THREE A sizeable single bedroom that could equally serve as an ideal home office, study, or hobby room. The room includes built in wardrobes and a uPVC double glazed window.

BATHROOM A three piece suite comprising a low level flush WC, a vanity wash hand basin with fitted storage beneath, and a panelled bath with shower attachments above and a protective glass screen. Additional features include a fitted airing cupboard housing the recently installed Glow-worm combination boiler, part tiled walls, uPVC obscure double glazed windows and a chrome heated towel rail.

OUTSIDE

REAR GARDEN An exceptionally large rear garden offering significant potential for a new owner to personalise and enhance. A patio area accessed from the utility room, with steps then leading to a second tier laid with decorative pebble stones, with further steps rising to a generous lawned area bordered by mature shrubs and plants.



Address 'Coombe Road, Paignton, TQ3 2QP'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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