



Guide Price £270,000 - £285,000

Mariners Way,
Paignton, TQ3 1RX

A three bedroom semi detached family home located within a quiet cul-de-sac in the sought after location of Preston, Paignton. The home comprises of a welcoming entrance hallway, a spacious living room, an open plan kitchen/diner, a useful cloakroom, three bedrooms with the master being en-suite, a further family bathroom, low maintenance rear gardens, an integral garage and off road parking. The home is ideally situated within easy reach of local shops, schools, doctors and pharmacies, the ring road, bus links and more.



ENTRANCE HALL A uPVC double glazed entrance door opens into a welcoming hallway, providing internal access to the integral garage, access to the ground floor WC and staircase rising to the first floor accommodation.

FIRST FLOOR

LOUNGE A bright and spacious living room with direct access to a balcony offering partial sea views. The room provides ample space for a variety of furniture arrangements and benefits from double aspect windows and a gas central heated radiator.

KITCHEN & BREAKFAST ROOM Located to the rear, the kitchen overlooks the garden and is fitted with a range of wall, base and drawer units with roll edged work surfaces. The kitchen benefits from built in appliances and a stainless steel sink and drainer unit, space for a tall standing fridge freezer, complimentary tile backsplash and space for a dining table. Double glazed windows overlook the well kept gardens and a sliding door leading directly out to the rear. Gas central heated radiator.

CLOAKROOM A useful cloakroom comprising of a low level flush WC and a wash hand basin, window and a gas central heated radiator.

SECOND FLOOR Providing access to all bedrooms and family bathroom.

BEDROOM ONE WITH EN-SUITE A well proportioned principal bedroom featuring built in storage, double glazed window with sea glimpses, a gas central heated radiator and a private en-suite comprising shower, WC and wash basin.

BEDROOM TWO A spacious double bedroom with good natural light and space for an array of furniture.

BEDROOM THREE A further bedroom suitable for use as a guest room, nursery, or dressing room.

FAMILY BATHROOM Fitted with a bath, WC, and wash basin. Tiled walls, double glazed window and a gas central heated radiator.

OUTSIDE The rear garden offers a private and low maintenance outdoor space, with a decked seating area directly accessed from the kitchen. Steps lead down to a further recently fitted decking area perfect for alfresco dining and a fully serviced garden room with power, lighting, making a perfect hobby room of garden room.

OFF ROAD PARKING

GARAGE A large integral garage with double doors, ample space for storage, lighting and power and a courtesy door leading directly into the home.



Address 'Mariners Way, Paignton, TQ3 1RX'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '72 | C'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ