



Coombe Road, Paignton - TQ3 2QR

Paignton

Fixed Price £274,950

ABSOLUTE



Coombe Road

Paignton

Well proportioned accommodation with ground floor comprising bright and airy lounge with feature wood burning stove, Modern fitted kitchen/breakfast room with range style cooker. Opening from the kitchen onto a lovely conservatory with views over the rear garden and ample space for dining or relaxing. There is also a useful cloakroom just off the conservatory. To the first floor there is a large principle bedroom to the front which has potential to be split into two bedrooms if desired. There is also a modern fitted bathroom/shower room. From first floor landing there is a staircase to the loft room, ideal for working from home or hobbies space, this room also has an adjoining cloakroom and a distant sea view. Outside the property benefits from off road parking space for two vehicles to the front of the property. The rear garden is arranged for ease of maintenance with level paved patio and further area laid to decking with feature seating. There is an external small storage cupboard as well. Gardens are enclosed by walling and fencing with gate to rear pedestrian access.



REAR GARDEN

The rear garden is arranged for ease of maintenance with level paved patio and further area laid to decking with feature seating. Gardens are enclosed by walling and fencing with gate to rear pedestrian access.

On Drive

Outside the property benefits from off road parking space for two vehicles to the front of the property.



Coombe Road

Paignton

A desirable location in the lower Preston area. The local area offers amenities including beach and promenade, bus service, schools, supermarkets, cafes and restaurants, park and medical centre. Paignton town centre is within one mile distance and offers a variety of shopping, cafes, bars and restaurants. Paignton is one of the three towns that make up Torbay, renowned for its mild climate and sandy beaches.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

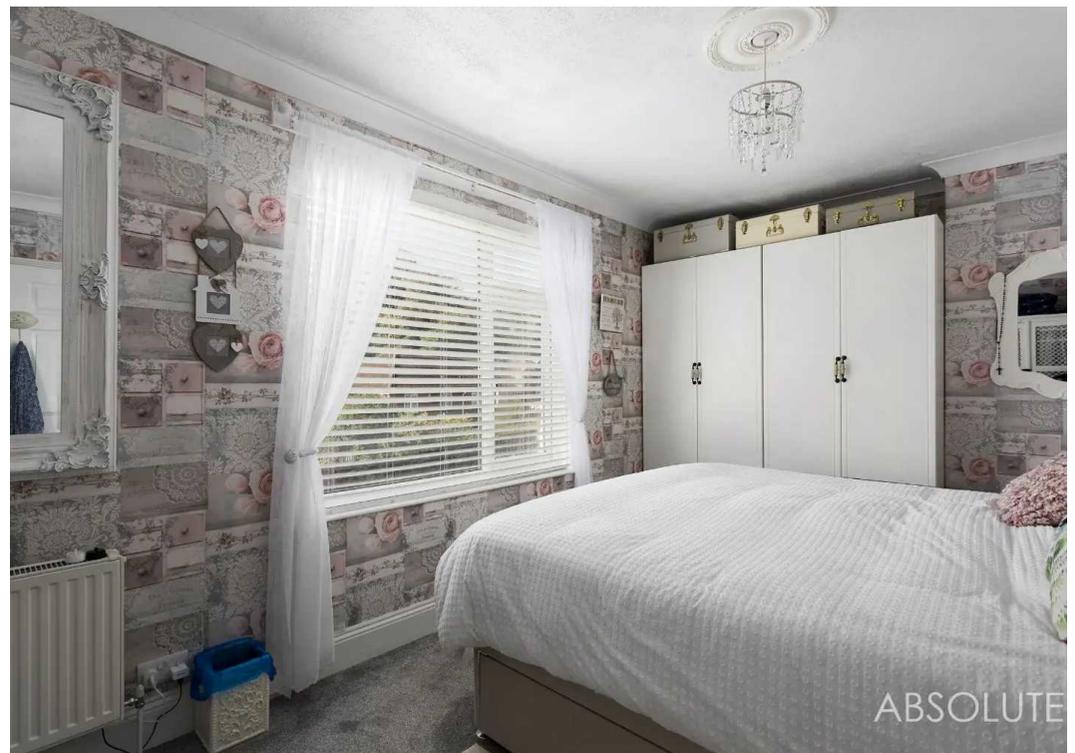
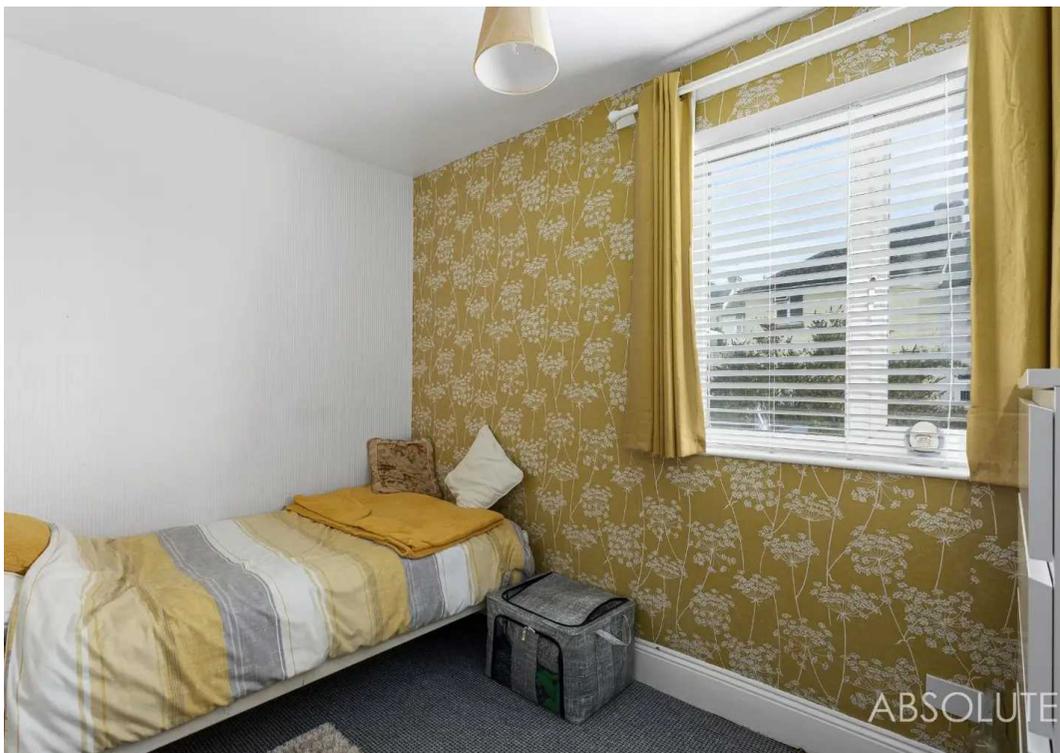
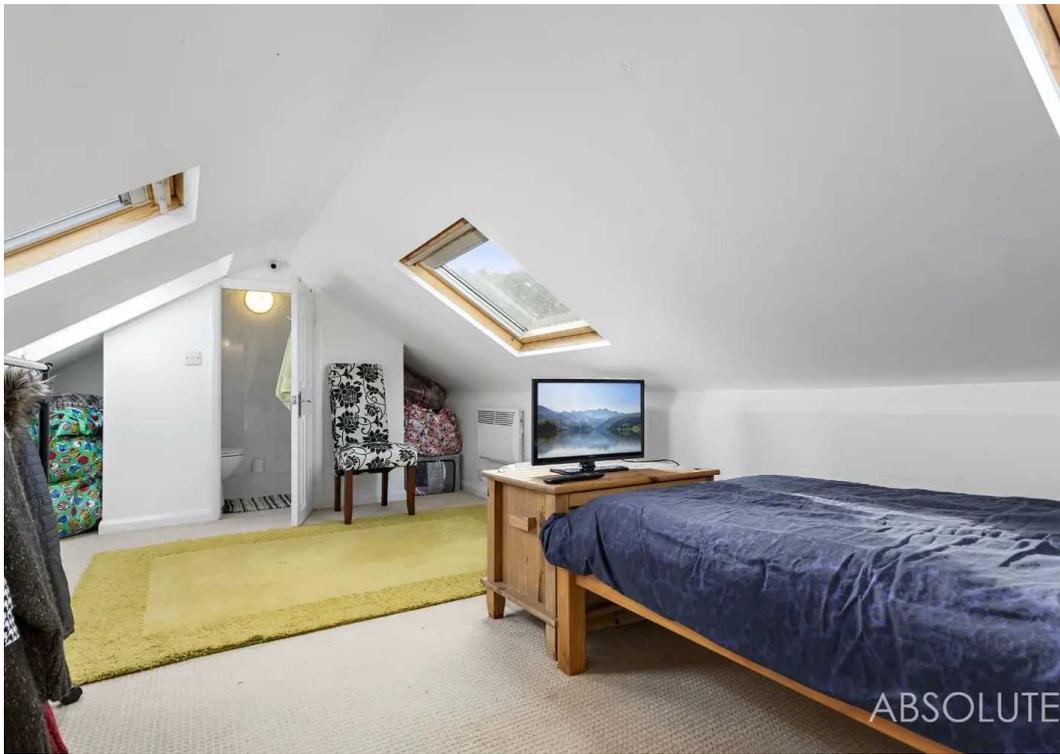
EPC Environmental Impact Rating: D

- Family home presented in excellent order throughout
- Flexible accommodation with option for third bedroom as well as loft conversion
- Lounge with feature wood burner
- Well fitted kitchen/breakfast room with range style oven
- Lovely family friendly conservatory opening into rear garden
- Modern fitted bathroom/shower room plus two additional cloakrooms
- Off road parking space for two vehicles
- Rear garden arranged for ease of maintenance with useful storage shed
- Conveniently located for shopping, beaches and schools in Preston





ABSOLUTE



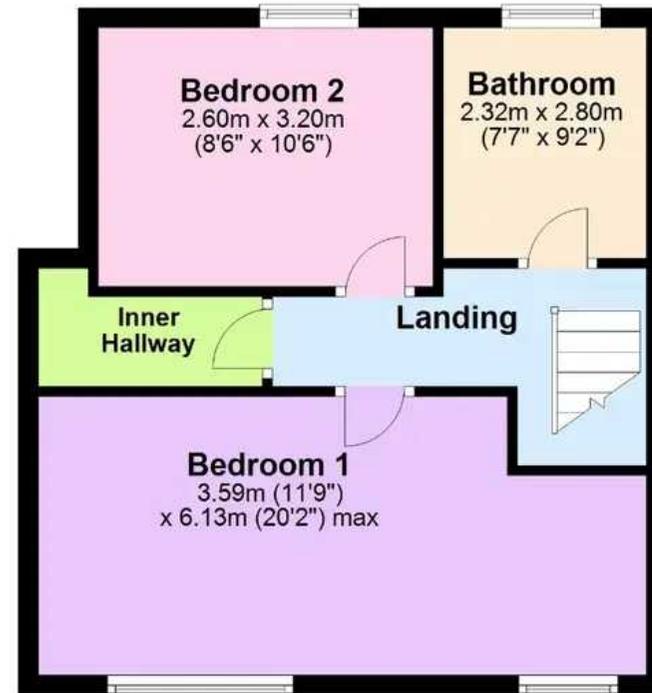
Ground Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



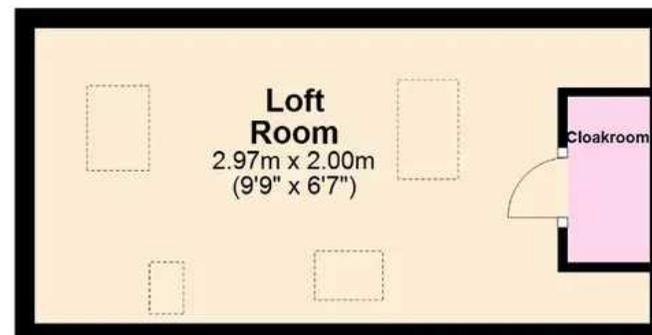
First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



Second Floor

Approx. 18.3 sq. metres (197.0 sq. feet)



Total area: approx. 115.5 sq. metres (1243.5 sq. feet)





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