



Asking Price Of £279,950

**Mariners Way,  
Preston, Paignton,  
TQ3 1RX**

A well presented three bedroom semi detached home located within a quiet cul-de-sac, in the desirable location of Preston, Paignton. The property comprises of a welcoming entrance hallway, a kitchen/diner, a spacious living room, a convenient cloakroom, three bedrooms, a family bathroom, garage, off road parking and low maintenance rear gardens. The property is ideally situated within easy reach of schools, the ring road, bus links, and more. The property is being sold with no onward chain!



## PROPERTY DESCRIPTION

### Entrance Hall

A uPVC double glazed front door opens into a welcoming entrance hall, with doors leading to the kitchen/diner and cloakroom. Stairs rise to the first floor, while a short flight of stairs leads down to the living room. The space benefits from overhead lighting and a gas central heating radiator.

### Kitchen/Diner

A spacious and well appointed kitchen/diner featuring a range of wall, base and drawer units with roll edge work surfaces over. Incorporating a 1.5 bowl stainless steel sink and drainer, electric single oven with grill, and a four ring electric hob with extractor hood above. There is space and plumbing for a washing machine, tumble dryer and fridge freezer. Additional features include tiled splashbacks, ample space for a 4 seater dining table, a uPVC double glazed window, and a gas central heating radiator.

### Cloakroom

Conveniently located on the entrance level, the cloakroom comprises a low level WC, wall mounted wash hand basin, uPVC obscure double glazed window, and a gas central heating radiator.

### Living Room

A bright and generously proportioned living room enjoying views over the sunny rear garden. Offering ample space for a range of furniture, the room also benefits from TV and internet points, a uPVC double glazed window, and sliding patio doors providing direct access to the garden. A gas central heating radiator.

### First Floor

#### Bedroom One

A spacious master bedroom featuring built in wardrobes, a uPVC double glazed window, and a gas central heating radiator.

#### Bedroom Two

A generously sized double bedroom overlooking the sunny rear garden, complete with a uPVC double glazed window and gas central heating radiator. to purchase.

#### Bedroom Three

A well proportioned single bedroom overlooking the rear garden, ideal as a child's bedroom, home office, or study. Benefiting from a uPVC double glazed window and gas central heating radiator.

#### Bathroom

Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, and panelled bath with shower attachment over. Additional features include tiled walls, a uPVC obscure double glazed window, shaver point, extractor fan and gas central heating radiator.

#### Outside

##### Rear Garden

A sunny and private rear garden designed for low maintenance, featuring a spacious patio area ideal for alfresco dining and entertaining, alongside a decorative pebble stone section. Side gate access and a courtesy door leading into the garage complete the space.

##### Garage

A single garage with metal up and over door, offering excellent storage space. Benefiting from overhead lighting and a courtesy door providing direct access to the rear garden. There is also parking down the side of the garage that belongs to the property.

##### Parking

Off road parking is available to the front of the property leading up to the garage.

**AGENTS NOTES** 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.



Address Mariners Way, Preston, Paignton,  
TQ3 1RX

Tenure Freehold

Council Tax Band D

EPC Rating C

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