



Asking Price Of £235,000

Occombe Valley Road,
Preston, Paignton,
TQ3 1QS

A spacious three bedroom semi detached family home located within the popular residential area of Preston, Paignton. The property comprises of a wide and welcoming entrance hallway, a large lounge/diner, a kitchen, three bedrooms, a bathroom with separate WC, a useful utility room, integral garage, sunny rear gardens and off road parking. The property is ideally situated within easy reach of Coombe park, Occombe woods, schools, local shops, bus links and more. The property is being offered for sale with no onward chain!



ENTRANCE HALL A UPVC double glazed front door opens into a wide and welcoming entrance hall, providing access to the principal ground floor rooms. Stairs rise to the first floor, a useful understairs storage cupboard, and the hallway is further enhanced by two UPVC double glazed windows and a gas central heating radiator.

LOUNGE/DINER A wonderfully spacious and light filled lounge/diner offering ample room for both living and dining furnishings. The room features a fireplace, TV and internet points, and enjoys a dual aspect with UPVC double glazed windows overlooking the rear garden, alongside sliding patio doors opening onto the sun terrace. Finished with two gas central heating radiators.

KITCHEN A sizeable kitchen fitted with a range of wall, base and drawer units with roll edged work surfaces above. Features include a stainless steel sink and drainer unit, electric cooker with extractor hood above, tiled splashback, with the freestanding fridge freezer included within the sale. Dual aspect UPVC double glazed windows provide pleasant garden views, while a UPVC door offers side access. Stairs descend to the lower ground floor utility room and garage.

FIRST FLOOR

BEDROOM ONE A generously sized principal bedroom positioned to the front aspect of the property, offering ample space for furnishings alongside a built in storage cupboard. Complete with a UPVC double glazed window and gas central heating radiator.



BEDROOM TWO A well proportioned double bedroom overlooking the rear garden, featuring a pedestal wash hand basin, UPVC double glazed window, and gas central heating radiator.

BEDROOM THREE A sizeable single bedroom ideal for use as a child's bedroom, home office, or study. Finished with a UPVC double glazed window and gas central heating radiator.

BATHROOM Fitted with a vanity wash hand basin incorporating storage below, alongside a panelled bath with shower attachment over. Partially tiled walls, an obscure UPVC double glazed window, and gas central heating radiator.

CLOAKROOM A separate cloakroom with an obscure UPVC double glazed window.

LOWER GROUND FLOOR

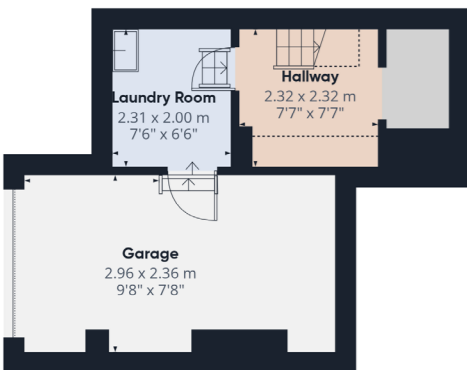
UTILITY ROOM A useful utility space offering plumbing and space for a washing machine and tumble dryer, with roll edged work surfaces above and a stainless steel sink and drainer unit. A UPVC double glazed door provides direct access into the garage.

GARAGE Accessed via a roller door, the single garage benefits from lighting, power points, the Baxi boiler, and fuse box.

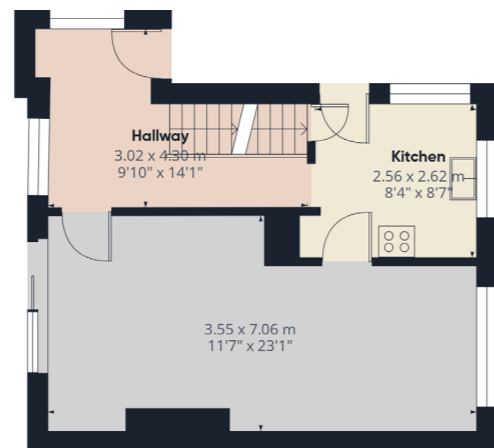
OUTSIDE

REAR GARDEN The property enjoys a generously sized rear garden arranged across several levels. Immediately accessed from the kitchen is a patio seating area, with steps rising to a raised rockery planted with a variety of shrubs and flowers. Further steps lead to a large patio terrace, ideal for alfresco dining and entertaining, with additional terraced seating areas beyond. The garden also benefits from a lawned section and storage shed.

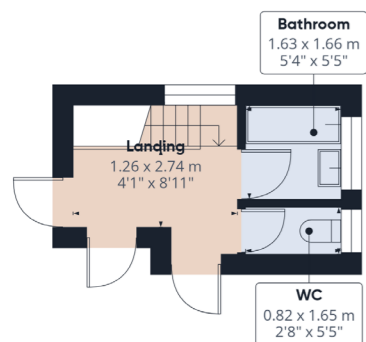
PARKING To the front of the property there is off road parking for one vehicle.



Floor 0



Floor 1



Address 'Occombe Valley Road, Preston, Paignton, TQ3 1QS'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

Taylor's Estate Agents
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