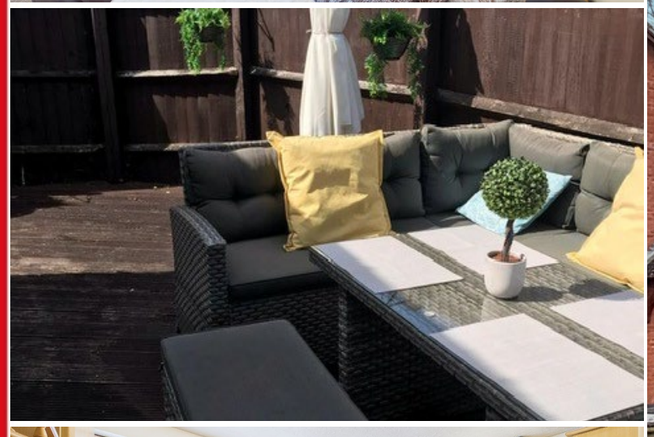








Taylors
sales & lettings

GUIDE PRICE £260,000 - £270,000

Mariners Way,
Paignton, TQ3 1RX

A well presented three bedroom semi detached family home located within a quiet cul-de-sac in the highly regarded location of Preston, Paignton. The home comprises of a welcoming entrance hallway, a spacious lounge/diner, kitchen, a large conservatory, a useful downstairs cloakroom, three bedrooms with the master being en-suite, a further family bathroom, garage, off road parking and garden. The home is ideally situated within easy reach of schools, bus links, the ring road, doctors and more. The property is being offered for sale with no onward chain!





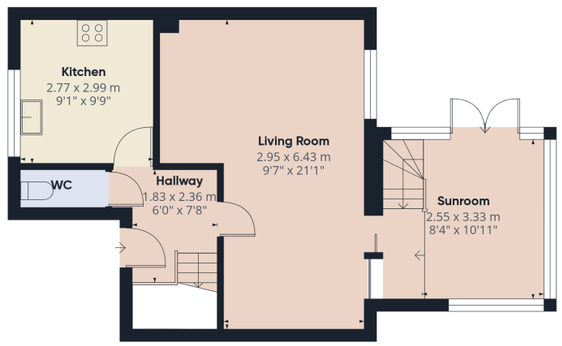
ENTRANCE HALL A uPVC double glazed front door opens into a welcoming entrance hall, with doors leading to the principal ground floor rooms. Stairs rise to the first floor, and there is a useful understairs storage cupboard, internet points and a gas central heating radiator.

CLOAKROOM A convenient ground floor cloakroom comprising a low level WC and a wall mounted wash hand basin, complemented by part tiled walls and an obscure double glazed window.

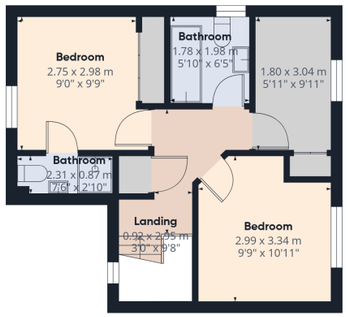
KITCHEN A well proportioned kitchen fitted with a range of wall, base and drawer units with roll edge work surfaces over. Features include a 1½ bowl stainless steel sink and drainer, an integrated electric oven with grill, and a four ring gas hob with extractor hood above. There is also a deep fitted larder cupboard, tiled splashbacks, and space and plumbing for a washing machine, dishwasher, and under counter fridge. A double glazed window provides natural light, and there is a gas central heating radiator.

LOUNGE/DINER A spacious and light filled lounge/diner, ideal for both relaxing and entertaining. The room features an electric fireplace, TV point, double glazed windows, and sliding doors leading into the conservatory, along with a gas central heating radiator.

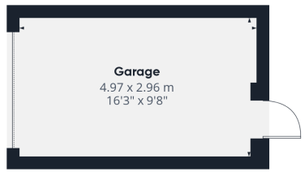
CONSERVATORY A wonderfully spacious conservatory offering an additional reception area, ideal as a sitting room or garden room. Fitted with uPVC double glazed windows and French doors opening onto the garden, along with power points and gas central heating radiators.



Floor 0 Building 1



Floor 1 Building 1



FIRST FLOOR

BEDROOM ONE A well proportioned principal bedroom positioned to the front of the property, featuring built in mirrored wardrobes, a double glazed window, and a gas central heating radiator. A door leads through to

EN SUITE Comprising a low level WC, wall mounted wash hand basin, and enclosed shower cubicle. Finished with tiled walls and benefiting from a shaver point and extractor fan.

BEDROOM TWO A generously sized double bedroom overlooking the rear garden, with a double glazed window and gas central heating radiator.

BEDROOM THREE A good sized third bedroom, ideal as a child's room, home office, or study. Features include a double glazed window, built in wardrobe, 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. The room features panelled and tiled walls, an obscure double glazed window, and a gas central heating radiator.

OUTSIDE

REAR GARDEN A low maintenance rear garden predominantly laid to decking for ease of upkeep, with side access and access to the garage.

GARAGE Fitted with an up and over door, overhead lighting, and power points, with a courtesy door providing access to the rear garden.

PARKING Off road parking is available to the front of the property.

Address 'Mariners Way, Paignton, TQ3 1RX

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '66 | D'

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