



Guide Price £240,000 - £250,000

Hayes Gardens,
Paignton, TQ4 5PH

A well presented three bedroom family home located within a quiet cul-de-sac just less than a mile from Paignton town. The home comprises of a welcoming entrance porch that leads into the main hallway, a large lounge/diner, a spacious kitchen, three bedrooms, a shower room, sun soaked landscaped rear gardens and also beautifully maintained front gardens. The property is perfectly nestled away yet within a short distance of both primary and secondary schools, local shops, bus links, an array of supermarkets, Paignton town, doctors and pharmacies as well as much more.



ENTRANCE A uPVC double glazed front door opens into a spacious and welcoming entrance porch, with additional uPVC double glazed windows to the side aspect overlooking the beautifully manicured front gardens. The space is thoughtfully designed with overhead spotlighting and provides ample room for coat and shoe storage. A secondary uPVC double glazed door leads through to the main accommodation.

HALLWAY A uPVC double glazed door opens into a wide and inviting hallway, featuring elegant oak internal doors that lead to the principal rooms. Stairs rising to the first floor, the space is complemented by overhead lighting, a gas central heating radiator, and a convenient storage cupboard housing the fuse board.

KITCHEN This impressive kitchen is fitted with a comprehensive range of wall, base, and drawer units topped with roll edged work surfaces. A stainless steel sink with drainer is set beneath a uPVC double glazed window, while integrated appliances include an electric double oven with grill and a four ring induction hob with extractor hood above. There is space and plumbing for a washing machine, along with room for an American style fridge freezer. Finished with a complementary tiled backsplash, the kitchen also benefits from a pantry cupboard and a contemporary vertical radiator. A uPVC double glazed door provides direct access to the garden, while an open archway flows seamlessly into the living space.

LOUNGE/DINER An exceptionally spacious and light filled lounge/dining area, perfectly designed for both relaxing and entertaining. Open plan to the kitchen, this impressive room offers generous proportions for a variety of furnishings. A large uPVC double glazed window to the front aspect allows natural light to flood the space, while sliding doors open onto the rear garden. Two gas central heating radiators.



FIRST FLOOR

BEDROOM ONE A wonderfully proportioned and beautifully presented principal bedroom situated to the front of the property, enjoying far reaching sea views across to Thatchers Rock and towards Torquay. The room offers ample space for bedroom furnishings and is complemented by a uPVC double glazed window and a gas central heating radiator.

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

BEDROOM THREE A well proportioned third bedroom, currently utilised as a storage room but equally suited as a child's bedroom, home office, or study. The room benefits from a storage cupboard and attractive sea views towards Thatchers Rock, Torquay. A uPVC double glazed window and a gas central heating radiator.

SHOWER ROOM A wet room comprising a low level WC, pedestal wash hand basin, and a walk in shower area with wall mounted fittings. The space features tiled walls, a wet room style floor, an LED mirrored medicine cabinet, and a uPVC obscure double glazed window, along with a gas central heating radiator.

OUTSIDE

REAR GARDEN A beautifully presented, south facing garden designed to maximise sunlight throughout the day. The space features a generous patio area ideal for alfresco dining, complete with a built in bench and pergola above. Steps lead up to a well maintained lawn bordered by a variety of mature shrubs and planting, while a further tier reveals an expansive decking area offering superb elevated sea views, perfect for relaxing or entertaining.

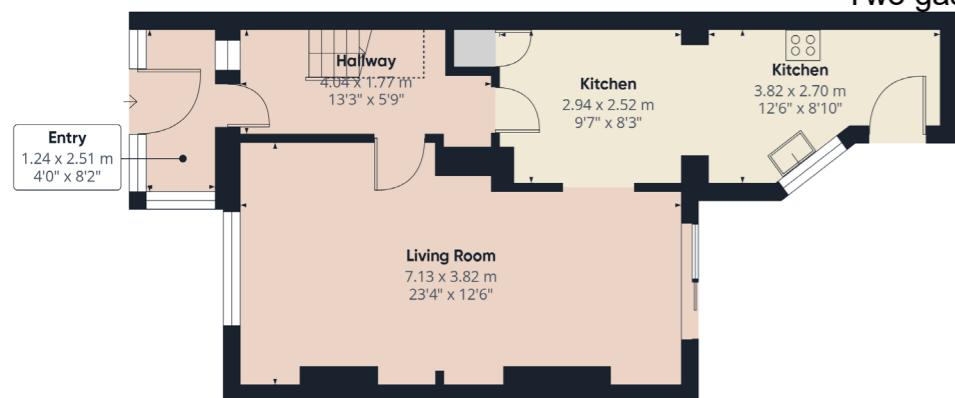
Address 'Hayes Gardens, Paignton, TQ4 5PH'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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



Floor 0

