



Guide Price £260,000 - £275,000

Manaton Tor Road,
Paignton, TQ3 1AL

Situated just on the outskirts of Preston, and Paignton within easy reach of the Torbay Ring Road to nearby towns and villages. The busy suburb of Preston is close at hand with local amenities and shops as well as the main bus route to Paignton, Brixham, Torquay and Newton Abbot. The local beaches of Preston and Paignton are also a close drive away. On approaching the property, there is a front garden with side path leading to the front door and a driveway with off-road parking. Once inside, there is an entrance hallway with doors to the spacious lounge, separate dining room, fitted kitchen, three bedrooms and a bath/shower room/W.C. There is also a rear sun lounge giving access to the rear gardens. Outside, there are easy to maintain and enclosed rear gardens with gated access around the side of the property. An internal viewing is highly recommended to appreciate the accommodation on offer.



ENTRANCE PVCu double glazed front door with matching side panel into:-

ENTRANCE HALLWAY Central heating radiator, power points, built-in storage cupboard with hanging and shelving space and doors to:-

LOUNGE PVCu double glazed window to front enjoying some sea views, central heating radiator and power points, double opening doors to:-

DINING ROOM PVCu double glazed window to front enjoying some sea views, central heating radiator and power points.

KITCHEN Range of base and wall kitchen units with integrated electric oven, four ring gas hob with stainless steel extractor over and stainless steel splashback, one and a half bowl sink inset to work surfaces, cupboards for storage housing gas boiler, PVCu double glazed window and power points. Glazed door to:-

SUN LOUNGE Central heating radiator, PVCu double glazed windows to the rear garden and power points.

BEDROOM 1 PVCu double glazed window overlooking the rear garden, central heating radiator, range of built-in wardrobes over the bed and to either side and power points.

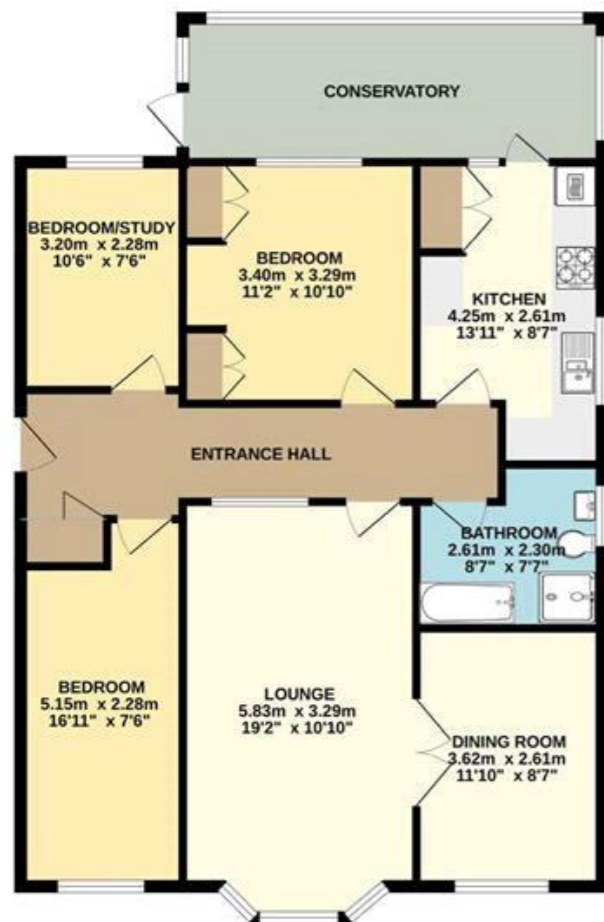
BEDROOM 2 PVCu double glazed window to front with some sea views, cupboard concealing gas meter, cupboard housing the electric meters, central heating radiator and power points.

BEDROOM 3 PVCu double glazed window to rear, central heating radiator and power points.

BATH/SHOWER ROOM & WC Shower enclosure with electric shower to wall, pedestal wash hand basin, W.C, central heating radiator, small panelled bath, fully tiled walls, obscure PVCu double glazed window to side, extractor fan.

OUTSIDE TO FRONT There is a driveway providing off-road parking for one vehicle with pathway leading around to the side of the property. There are gates to both sides leading to the rear garden. The front garden is laid mainly to lawn with a further area of gravel chippings for easy maintenance enjoying some sea views.

OUTSIDE TO REAR The rear garden is enclosed and enjoys a sunny aspect and laid for easy maintenance with patio with a couple of steps leading up to a further raised patio area with a good deal of privacy. There are gates to both sides of the property leading back around to the front, timber frame shed.



Address 'Manaton Tor Road, Paignton, TQ3 1AL'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '66 | D'

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