Taylors
sales & lettings

Asking Price Of £475,000

Shorton Road,
Paignton, TQ3 2NB

A well presented four bedroom substantially sized family home located in the highly desirable location of Preston, Paignton. The property comprises of a welcoming inner porch that leads through to the inner hallway, a spacious living room, a contemporary and recently fitted kitchen, a conservatory, four double bedrooms with the master being en-suite, a family bathroom, sunny rear gardens, garage and off road parking. The home is perfectly situated within easy reach of schools, Oldway mansions, bus links, local shops and more. No onward chain.

www.taylorsestates.co.uk
info@taylorsestates.co.uk
01803 663561

ENTRANCE PORCH uPVC double glazed sliding patio doors open into a welcoming entrance porch featuring tiled flooring, overhead lighting and space for coat and shoe storage. Delightful sea views across to Torquay, with a secondary door leading through to the main hallway.

HALLWAY A wide and inviting hallway with stairs rising to the first floor and doors providing access to the principal ground floor rooms. Additional features include deep fitted storage cupboards, thermostat heating controls and a gas central heating radiator.

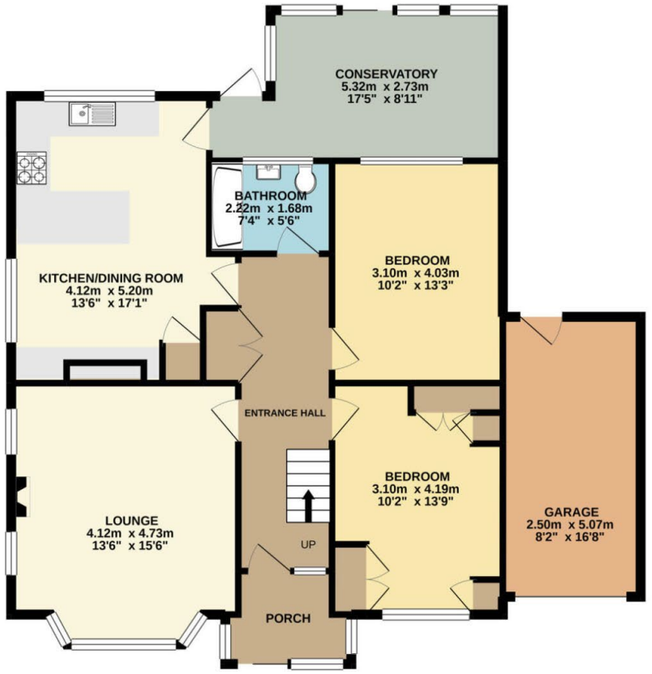
LIVING ROOM A generously proportioned, light filled living room positioned at the front of the property, overlooking the immaculately maintained front gardens. The room offers ample space for furnishings and showcases a uPVC double glazed bay window complemented by two charming stained glass side windows that preserve the home's character. Further highlights include a feature gas fireplace, TV and internet points and a gas central heating radiator.

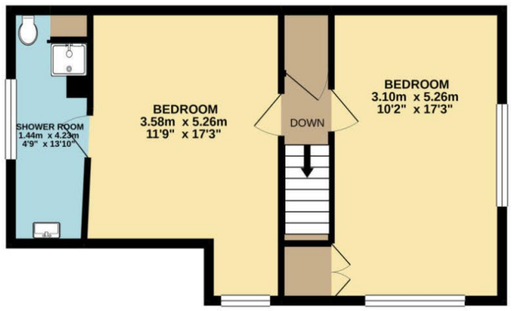
KITCHEN A beautifully appointed and contemporary kitchen, recently fitted and offering a comprehensive range of base, drawer and wall mounted units topped with elegant quartz work surfaces. Appliances include an inset stainless steel sink, two AEG smart steam ovens with warming drawer below, a Neff induction hob with extractor above and an integrated fridge freezer, dishwasher, washing machine and bin store. Double aspect uPVC double glazing overlooks the rear gardens, with a door providing direct access into the conservatory, and a gas central heated radiator.

CONSERVATORY A spacious and light conservatory enjoying views over the well maintained rear garden. Ideal as an additional sitting room or dining space it benefits from triple aspect uPVC double glazing, sliding patio doors to the garden, wall mounted lighting and a gas central heating radiator.

BEDROOM THREE A spacious double bedroom to the front aspect, enjoying sea views towards Thatcher Rock. Features include built in wardrobes and over bed storage, a uPVC double glazed window and a gas central heating radiator.

BEDROOM FOUR A well proportioned fourth bedroom, currently utilised as a dining room. uPVC double glazed window and gas central heating radiator.





BATHROOM A generously sized family bathroom comprising a low level WC, pedestal wash hand basin and panelled bath with shower over. Finished with part tiled walls, shaver point, mirror fronted medicine cabinet, obscure uPVC double glazed window and gas central heating radiator.

FIRST FLOOR

BEDROOM ONE An impressive master bedroom positioned to the front of the property boasting stunning sea views across to Thatcher Rock, Torquay. The room benefits from built in wardrobes and drawers, a uPVC double glazed window, a contemporary vertical cast iron radiator and access to the en-suite.

EN-SUITE A luxurious, spa like en-suite featuring a low level WC, vanity wash hand basin with storage beneath and a walk in double shower. Finished with modern tiling, an obscure uPVC double glazed window, extractor fan and a sleek black heated towel rail.

BEDROOM TWO A further generously sized double bedroom enjoying spectacular sea views. Built in wardrobes and drawers, double aspect uPVC double glazed windows and a gas central heating radiator.

OUTSIDE

REAR GARDEN The property enjoys a sun soaked west facing rear garden thoughtfully designed for ease of maintenance. The garden features a patio area ideal for alfresco dining, a composite decking area with a timber built summer house complete with electricity perfect for a home office, reading nook or hobby room. Additional features include a lawned section, a variety of mature plants and shrubs, two greenhouses, a garden shed, and access to the garage.

PARKING Off road parking for up to 3 vehicles.

GARAGE A sizeable garage with metal roller door, overhead lighting and electrical points and a courtesy door leading out to the gardens.

AGENTS NOTE Please note the seller has advised us the property has been silicone rendered.

Address 'Shorton Road, Paignton, TQ3 2NB'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '50 | E'

Taylors Estate Agents
24-26 Hyde Road
Paignton
Devon
Tq4 5by