



Asking Price Of £545,000

Barcombe Heights,  
Preston, Paignton,  
TQ3 1PT

Located in a desirable elevated position, a well-appointed three-bedroom detached home offering spacious accommodation, a double garage, and exceptional sea views across the bay. With practical layouts, quality finishes, and excellent outdoor space, this property is well-suited for both families and downsizers looking for a coastal lifestyle.



**ENTRANCE & HALLWAY** The property is accessed via a Composite front door into a porch, leading to a generous hallway that connects the main living areas.

**KITCHEN** The kitchen features tiled flooring, spot lighting, a dual electric oven, electric hob with extractor, integrated fridge freezer, and built-in dishwasher. A radiator provides warmth, and the layout offers plenty of storage and workspace.

**UTILITY AREA & GARAGE ACCESS** A separate boiler room and coat storage area leads directly into the integral double garage and also provides side access to the rear garden—ideal for everyday use.

**LOUNGE** The main living room is finished with engineered wood flooring, three radiators, and an electric fireplace. Large uPVC windows capture outstanding sea views, and a door onto a balcony with wooden decking and glass balustrades overlooking the bay.

**BEDROOM 1** A large double bedroom with a radiator and a wide uPVC window offering clear views over Oldway Mansions.

**BEDROOM 2** Another good-sized double with built-in wardrobes, radiator, and a large uPVC window.

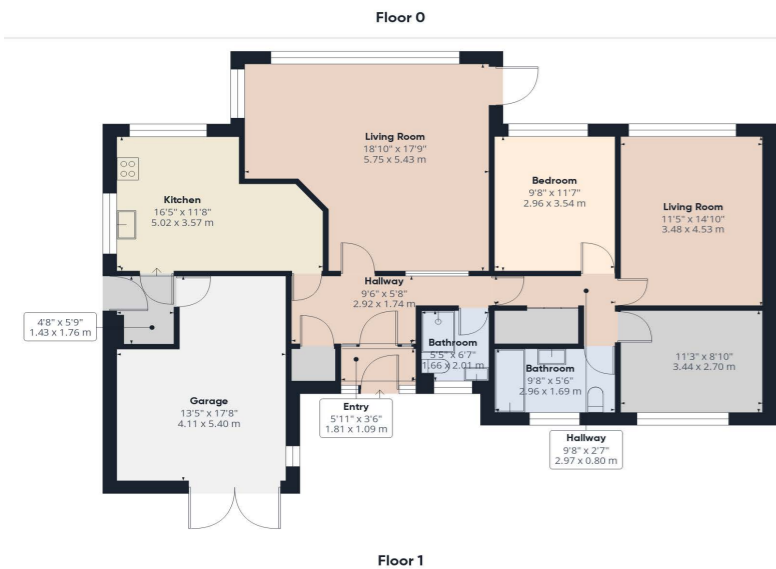
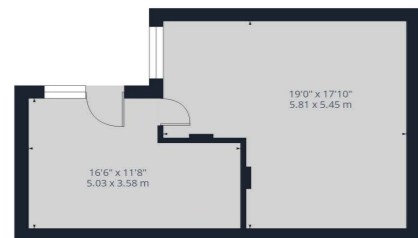
**BEDROOM 3** A single bedroom with radiator and uPVC window, suitable for use as an office or guest room.

**SHOWER ROOM** Fully tiled with walk-in shower, vanity basin, WC, heated towel rail, and radiator.

**FAMILY BATHROOM** Also fully tiled, with a bath and overhead shower, vanity basin, WC, heated towel rail, and radiator.

**DOUBLE GARAGE** The integral double garage includes space for parking or storage and houses the washing machine. There is internal access from the house, adding further convenience.

**GARDEN** To the rear, the property offers a private, well-sized garden with a pergola and shed, ideal for outdoor seating, storage, or light gardening.



Address 'Barcombe Heights, Preston, Paignton, TQ3 1PT'

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating '45 | E'

Taylor's Estate Agents  
24-26 Hyde Road  
Paignton  
Devon  
Tq4 5by