



Asking Price Of £375,000

Preston Down Road, Paignton, TQ3  
2RR

A substantially sized detached family home located within the desirable location of Preston. The property comprises of a welcoming entrance hallway, two spacious sitting rooms, a dining room through to sun room, kitchen, downstairs cloakroom, four large bedrooms, a family bathroom, a further self contained annexe with its own kitchen, living room, bedroom and bathroom, sunny gardens and a vast amount of off road parking. The property is perfectly situated within a short level walk of Preston beach, local shops, doctors and pharmacies, cafes, schools, bus links and more.



**ENTRANCE HALL** A uPVC double glazed front door opens into a wide and welcoming entrance hallway. Featuring gas central heating, overhead lighting, stairs rising to the first floor and a doors leading to the adjoining rooms.

**LIVING ROOM** A bright and airy principal reception room situated at the front of the home. Offering ample space for a full suite of furniture, it boasts a large uPVC double glazed bay window, TV point, and a gas central heated radiator.

**SITTING ROOM** A generous and flexible second reception room, ideal as a family room, playroom, or home office. This space features another uPVC double glazed bay window and a gas central heated radiator.

**DINING ROOM** Perfect for entertaining, the spacious dining room overlooks the rear garden and is flooded with natural light through the uPVC double glazed French doors, offering seamless indoor outdoor living.

**KITCHEN** A well appointed and expansive kitchen fitted with a range of wall, base and drawer units with roll edged work surfaces. It includes a 1½ bowl stainless steel sink and drainer, a range style cooker, and dedicated spaces for a washing machine, tumble dryer, dishwasher and American style fridge freezer. With uPVC double glazed windows and a rear access door.

**CLOAKROOM** Conveniently located on the ground floor, a low level flush WC, ideal for guests.

#### FIRST FLOOR

**BEDROOM ONE** An impressively large master bedroom positioned at the front of the home, complete with wardrobes, drawers and a dressing table, uPVC double glazed bay window and a gas central heated radiator.

**BEDROOM TWO** A spacious double bedroom featuring restored original floorboards, uPVC double glazed window and gas central heating.

**BEDROOM THREE** Another generously sized double room, this third bedroom offers ample space with uPVC double glazed window and radiator.

**BEDROOM FOUR** A versatile single bedroom, ideal as a child's room, home office, or hobby space. Includes uPVC double glazed window and gas central heated radiator.

**FAMILY BATHROOM** The family bathroom includes a freestanding bath, walk in double shower, wall mounted wash hand basin and low level WC. Finished with modern tiling, obscure uPVC double glazed windows and a chrome heated towel rail.

**ANNEXE** Perfect for extended family, guests, or potential rental income, the self contained annexe provides independent living space with private access.

**KITCHEN** A practical galley style kitchen fitted with base and drawer units, roll edged worktops, a 1 bowl stainless steel sink, gas cooker, space and plumbing for a washing machine, and uPVC double glazed window and door to the front of the property.

**LIVING ROOM** A bright and comfortable living area with a feature fireplace, uPVC double glazed windows, and French doors opening onto the garden. An archway leads directly into the bedroom.

**BEDROOM** A spacious double bedroom with convenient access to the en-suite.

**EN-SUITE** Comprising a low level flush WC, pedestal wash hand basin, and panelled bath.

**OUTSIDE** The west facing is bathed in afternoon and evening sun. Mostly laid to lawn with a patio area, perfect for al fresco dining, alongside mature shrubs and planting, a timber built shed, and useful side access.

**PARKING** To the front is a large driveway that provides off road parking for multiple vehicles.

Address 'Preston Down Road, Paignton, TQ3 2RR'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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