



**Taylor's**  
sales & lettings

Asking Price Of £310,000

**Maidenway Road,  
Paignton, Torbay, TQ3  
2PZ**

A well presented three bedroom bay fronted semi detached family home located within the popular location of Preston, Paignton. The home offers a great amount of space and comprises of a welcoming inner porch that leads through to a wide inner hallway, a large lounge/diner, kitchen with a further utility section, three bedrooms, a spacious family bathroom, large sun soaked rear gardens, off road parking for 2 to 3 cars and also benefits from having sea views. The property is perfectly positioned within easy reach of schools, bus links, Oldway mansions, the ring road and more.





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**Entrance Porch**

A uPVC double glazed front door opens into a welcoming entrance porch, complete with tiled flooring and uPVC obscure glazed side windows. A further internal door leads seamlessly into the main hallway.

**Hallway**

A wide and inviting inner hallway bathed in natural light, featuring stairs rising to the first floor, under stairs storage, and access to all principal ground floor rooms. uPVC double glazed windows and a gas central heated radiator.

**Kitchen**

A well proportioned kitchen fitted with an array of overhead, base, and drawer units topped with roll edged work surfaces. Includes a 1 1/2 bowl stainless steel sink and drainer, gas cooker, and ample space for a fridge freezer. A uPVC double glazed rear window provides pleasant garden views, complemented by a gas central heated radiator.

**Utility Area**

A practical and convenient utility area with plumbing and space for a stacked washing machine and dryer.

**Lounge Diner**

This exceptional dual aspect lounge/diner is flooded with natural light and offers generous space for family living and entertaining. Features include an open fireplace in the lounge and a second decorative fireplace in the dining area, TV and internet points, bay fronted uPVC windows, and sliding patio doors opening out to the rear garden. Two gas central heated radiators.

**First Floor**

**Bedroom One**

A bright and expansive master bedroom with a front facing uPVC double glazed bay window and gas central heated radiator as well as plenty of space for large furniture.

**Bedroom Two**

A spacious second double bedroom with beautiful views over the rear garden. Features include built in wardrobes with overhead storage, a uPVC double glazed window and gas central heating.

**Bedroom Three**

A well sized third bedroom, ideal as a guest room or home office, with a uPVC double glazed window and gas central heated radiator.

**Bathroom**

A generously sized family bathroom featuring a panelled bath with shower attachments above, pedestal wash hand basin, and low level WC. Finished with tiled walls, a deep airing cupboard, chrome heated towel rail and a uPVC obscure double glazed window.

**Outside**

The property boasts a large, sun-drenched south west facing rear garden, perfect for outdoor living. Directly accessible from the lounge/diner is a raised sun deck, ideal for alfresco dining or relaxing in the sun. Steps lead down to a lawned garden with an additional patio area, followed by a concrete path leading down to a further lawn bordered with mature shrubs and plants. Within the gardens is access to a useful under house workshop with power and lighting. Additional features include side gate access, outdoor WC and an outdoor water tap.

AGENTS NOTES These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

Address Maidenway Road, Paignton, TQ£  
2PZ

Tenure Freehold

Council Tax Band C

EPC Rating TBC

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