



Guide Price £325,000 - £350,000

Albany Road,
Paignton, TQ3 1BZ

A wonderfully spacious three bedroom detached bungalow located in the popular residential area of Preston, Paignton. The property comprises of a welcoming entrance hallway, a large living room, a spacious kitchen through to dining, a useful cloakroom, three bedrooms, a modern family bathroom, garage, basement and sunny rear gardens. The property is ideally situated within easy reach of bus links, Occombe valley woods, Preston parade of shops and doctors, as well as more.



ENTRANCE A uPVC double glazed front door opens into a welcoming entrance porch, featuring tiled flooring, side uPVC double glazed windows, and a further door leading into the main accommodation.

HALLWAY A wide and inviting central hallway providing access to the principal rooms. Features include overhead spotlighting, a fitted storage cupboard, and a gas central heating radiator.

KITCHEN A generously proportioned kitchen fitted with a comprehensive range of wall, base and drawer units complemented by roll edge work surfaces. Integrated appliances include an eye level electric double oven with grill, a four ring electric hob with extractor hood over, and a stainless steel sink and drainer. There is also space and plumbing for a washing machine, tumble dryer and fridge freezer. Finished with tiled splash back, a uPVC double glazed window, and a connecting archway leading seamlessly into the dining room, creating an ideal space for both everyday living and entertaining.

DINING ROOM A spacious dining room, comfortably accommodating an 8 seater dining table. Features include tiled flooring, a uPVC double glazed window, and a gas central heating radiator.

LIVING ROOM A bright and generously sized living room enjoying delightful woodland views. Offering ample space for a variety of furnishings, the room benefits from tiled flooring, dual aspect uPVC double glazed windows that flood the space with natural light, and a gas central heating radiator.

CLOAKROOM A stylish and practical cloakroom comprising a low level WC and a wall mounted wash hand basin with fitted storage beneath. Finished with contemporary wall and floor tiling and a uPVC obscure double glazed window.

BEDROOM ONE A substantial principal bedroom positioned to the front of the property, enjoying attractive woodland views and generous proportions. Features include a uPVC double glazed window and a gas central heating radiator.



BEDROOM TWO A superbly spacious double bedroom with beautiful woodland views, tiled flooring, a uPVC double glazed window and a gas central heating radiator.

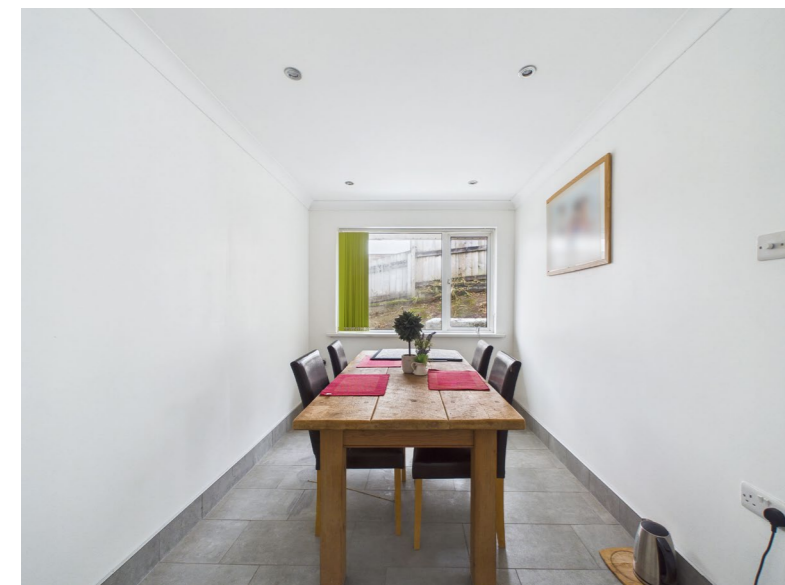
BEDROOM THREE A well proportioned third bedroom overlooking the sunny rear garden, offering flexibility as a guest bedroom, home office or study. Features include a uPVC double glazed window and a gas central heating radiator.

BATHROOM A modern family bathroom fitted with a low level WC, a vanity wash hand basin with integrated storage, and a panelled bath with shower attachment and glazed screen. Additional features include complementary wall and floor tiling, an extractor fan, a uPVC obscure double glazed window, and a chrome heated towel rail.

OUTSIDE The property enjoys a wonderfully private south west facing rear garden, ideal for outdoor living and entertaining. A paved patio provides the perfect setting for alfresco dining, while steps lead to further lawned areas bordered by mature hedging and established shrubs.

BASEMENT A highly useful basement area offering excellent storage and potential. Equipped with lighting, power points, the consumer unit, utility meters, and the Baxi boiler. Flooring has been laid to allow for occasional use.

GARAGE A larger than average single garage accessed via a metal up and over door, providing excellent storage.



Address 'Albany Road, Paignton, TQ3 1BZ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '67 | D'

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