



Guide Price £330,000 - £345,000

Coombe Road, Paignton, TQ3 2QP

A beautifully presented four bedroom semi-detached home perfectly positioned in the highly sought after area of Preston, Paignton. Offering generous and versatile living accommodation this charming property features a spacious open plan lounge, dining and kitchen area, a ground floor double bedroom with a downstairs bathroom, three further well proportioned bedrooms on the first floor and a contemporary four piece family bathroom. Ideally located the home benefits from easy access to local shops, doctors and pharmacies, bus routes, beaches and parks, schools and much more.



Ground Floor



**ENTRANCE HALL** A composite double glazed front door opens into a wide and welcoming hallway with an obscure double glazed side window. Features include a gas central heated radiator, staircase to the first floor and a useful understairs cupboard housing the electric meter and fuse box. Wall mounted thermostat. Open access leads through to:-

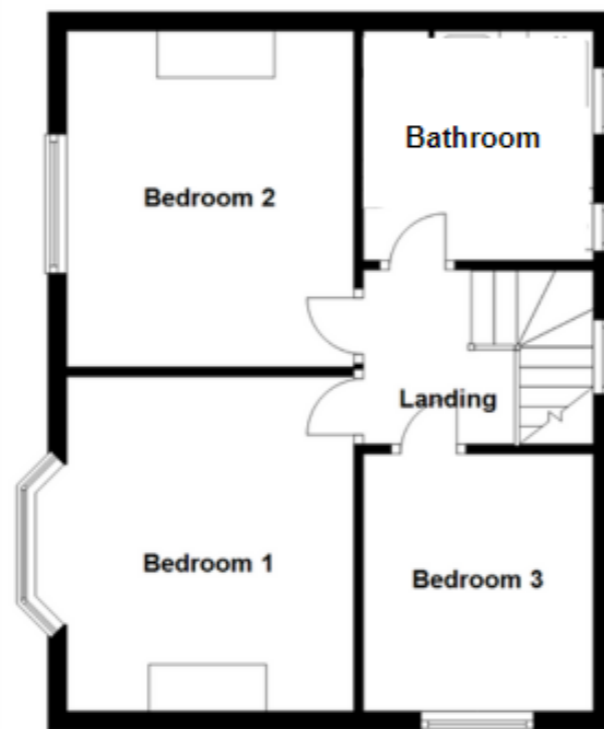
**LOUNGE / DINING ROOM** A bright and inviting space featuring a UPVC double glazed bay window to the front aspect and a further uPVC double glazed window, attractive cast iron gas fireplace and alcoves ideal for storage, radiator and ceiling light. The lounge/dining area also opens into the kitchen making this a perfect setting for modern day living and entertaining. Space for ample furniture and two gas central heated radiators.

**KITCHEN** A stylish and spacious kitchen offering a wide range of white high gloss base and wall units, Cuisine Master range cooker with 5 ring gas hob and extractor above, 1 1/2 bowl porcelain sink and drainer, and plumbing and space for washing machine, tumble dryer and fridge freezer. Natural light floods in through a UPVC window, skylight and door leading out to the rear garden. Additional features include overhead spotlights and a gas central heating radiator.

**BEDROOM THREE** A generous double bedroom ideal for guests or family. UPVC double glazed window to the rear overlooking the gardens, gas central heated radiator, and extensive built in wardrobes.

**GROUND FLOOR BATHROOM** Fitted with a panelled bath with mains shower over, pedestal wash basin, low level flush WC, fully tiled walls, shaver point, gas central heated radiator and an obscure UPVC double glazed window.

First Floor



**FIRST FLOOR**

**BEDROOM ONE** A spacious master bedroom featuring a UPVC double glazed bay window with delightful views over the neighbouring park, stretching towards Brixham and Berry Head. Gas central heated radiator.

**BEDROOM TWO** A large double bedroom with UPVC double glazed window enjoying views similar to the master bedroom. Gas central heated radiator.

**BEDROOM FOUR** A comfortable single bedroom that also makes for an ideal office/study/hobby space, with UPVC double glazed window and a gas central heated radiator.

**BATHROOM** A luxurious four-piece suite including a panelled Jacuzzi bath, vanity unit with freestanding basin, low level flush WC and a double walk in shower. Fully tiled walls, two obscure UPVC windows, chrome heated towel rail and ambient mood lighting.

**OUTSIDE**

**FRONT GARDEN** Attractive frontage with sandstone walls, twin brick pillars and a lawned area complemented by evergreen shrubs, bushes and conifers. The property overlooks the pleasant green space of Coombe Park.

**REAR GARDEN** The rear garden has been thoughtfully arranged into low maintenance terraced levels. The first terrace offers a patio area with lighting and power supply, a rockery, and a shed with electricity. Additional features include outside tap, security lighting and access to the kitchen. Further tiers provide a lawned area with an apple tree and a large elevated sun deck boasting stunning sea views across the bay with pergola perfect for alfresco dining and outdoor entertaining.

Address 'Coombe Road, Paignton, TQ3 2QP'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '48 | E'

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