

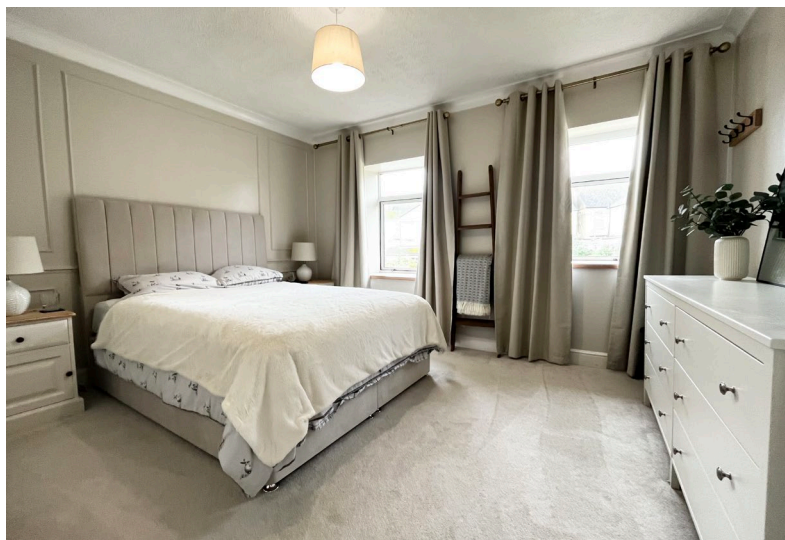


Asking Price Of £199,950

Conway Road,  
Paignton, TQ4 5LH

A beautifully presented two-bedroom maisonette finished to an exceptional standard throughout, perfectly blending contemporary living with an abundance of original character features. Offering spacious and well-proportioned accommodation, the property benefits from a grand entrance hallway, an impressive open-plan kitchen/lounge/diner, two generous double bedrooms, a luxurious four-piece family bathroom, private gardens and parking for two vehicles. The property retains many of its original features including high ceilings, the original Victorian entrance door, picture rails, dado rails and decorative detailing, creating a wonderful sense of character and charm. Ideally situated less than half a mile from Paignton town centre, the property is conveniently positioned for local shops, schools, transport links, Paignton beach and a wide range of amenities, making it an ideal first-time purchase, holiday home or downsizing opportunity.





**ENTRANCE HALLWAY** Entered via an impressive original Victorian front door into a spacious and welcoming hallway. Featuring tiled flooring, panelled walls, character dado rails, coving and architraves. Stairs rise to the main accommodation, with a gas central heating radiator completing this elegant entrance space.

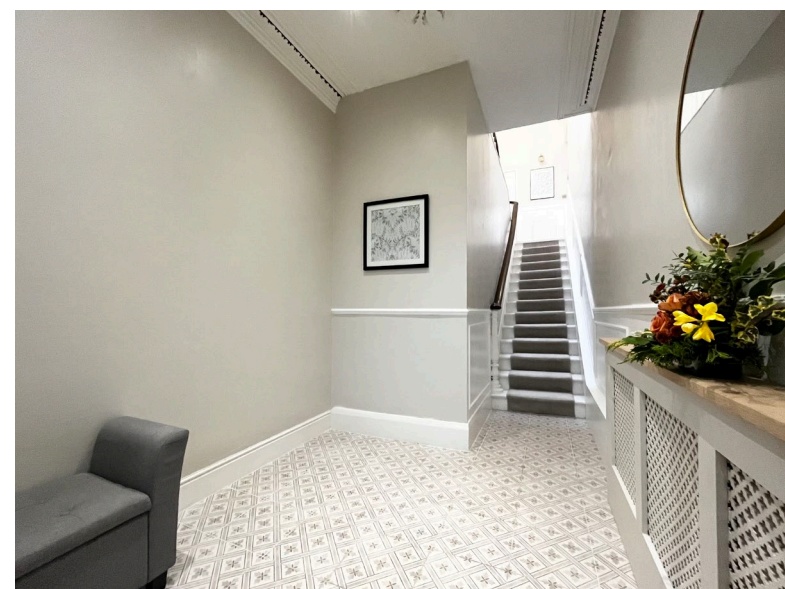
**OPEN PLAN KITCHEN / DINER / LOUNGE – 5.82m x 4.19m (19'1" x 13'9")** A stunning open-plan living space flooded with natural light from dual-aspect UPVC double glazed windows. The kitchen is fitted with a stylish range of cashmere shaker-style wall, base and drawer units complemented by marble-effect square-edged work surfaces. Integrated appliances include a single electric oven, four-ring induction hob with extractor hood above, and integrated fridge and freezer. The room offers excellent space for both lounge and dining furniture, making it ideal for modern living and entertaining. Further benefits include high ceilings, picture rails, TV and internet points, and a gas central heating radiator.



**BEDROOM ONE – 3.86m x 3.18m (12'8" x 10'5")** A spacious principal bedroom with ample room for a large bed and additional bedroom furniture. Features include a decorative panelled feature wall, UPVC double glazed window and gas central heating radiator.

**BEDROOM TWO – 3.18m x 2.84m (10'5" x 9'4")** A further generously sized double bedroom with UPVC double glazed window and gas central heating radiator. The room also houses the combination boiler.

**BATHROOM** A beautifully designed and luxurious four-piece family bathroom comprising a freestanding bath, large walk-in corner shower enclosure, vanity wash hand basin with fitted storage and WC. Finished with panelled walls, tiled flooring, chrome heated towel rail and two UPVC obscure double glazed windows, creating a bright and elegant space.



## OUTSIDE

**REAR GARDEN** A generous and fully enclosed rear garden, predominantly laid to lawn and bordered by mature hedging and fencing, providing an excellent outdoor space for relaxing, entertaining or family enjoyment.

**PARKING** Private parking for two vehicles.

Address 'Conway Road, Paignton, TQ4 5LH'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '59 | D'

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