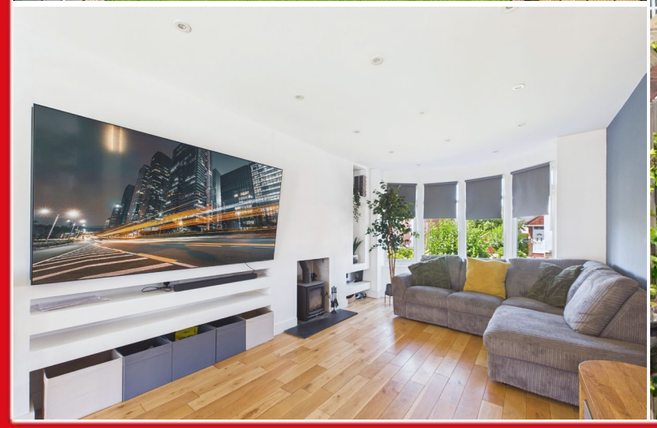

Taylors
sales & lettings

Guide Price £290,000 - £305,000

Preston Down Road,
Preston, Paignton,
TQ3 2RW

A well presented three bedroom semi detached home that has been thoughtfully renovated by the current owner to create a beautiful and stylish yet functional family home. The property comprises of a welcoming entrance hallway, a useful utility with WC, an open plan kitchen/diner/living room perfect for modern living, three bedrooms, a stylish bathroom and landscaped front and rear gardens. The home is ideally situated in the highly desirable location of Preston, Paignton. Within a short and level walk is an array of amenities including local shops, cafes, doctors and the pharmacies, Preston beach, bus links and more.

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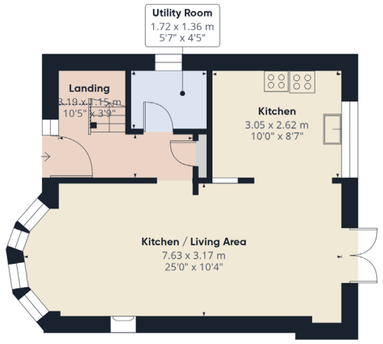
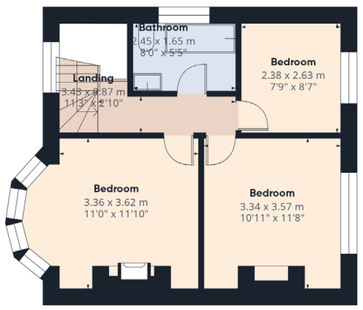


Floor 0



Floor 1

ENTRANCE HALL A contemporary composite entrance door opens into an impressive and welcoming reception hall, creating an immediate sense of style and space. Featuring elegant oak flooring, oak internal doors, and a striking bespoke oak staircase with sleek glass balustrades, the hallway offers a warm and sophisticated welcome. Additional features include a useful storage cupboard and a gas central heating radiator.

UTILITY ROOM / CLOAKROOM A practical and well appointed utility room providing space and plumbing for a stacked washing machine and tumble dryer. Also housing the Ideal combination boiler and consumer unit, the room benefits from a low level WC and an obscure uPVC double glazed window.

OPEN PLAN KITCHEN, DINING & LIVING AREA Beautifully designed for modern family living and entertaining, this exceptional open plan space is flooded with natural light.
The bespoke kitchen is fitted with an extensive range of base and drawer units complemented by solid oak work surfaces. An inset sink with engraved drainer, integrated dishwasher, Rangemaster cooker with extractor hood above, tiled splashback, and dedicated space for an American style fridge freezer. A uPVC double glazed window overlooks the front aspect. The dining and living areas offer a great amount of space for both relaxing and entertaining. A bespoke solid oak dining table comfortably seats four, while a feature log burning stove creates a cosy focal point. There is a bespoke media recess designed to accommodate a television of up to 80 inches, together with a uPVC double glazed bay window to the front and French doors opening directly onto the landscaped rear garden, seamlessly blending indoor and outdoor living.

FIRST FLOOR

BEDROOM ONE A superbly proportioned principal bedroom positioned to the front of the property, featuring a beautiful cast iron decorative fireplace with an elegant brick surround. Hanging rails have been thoughtfully integrated into the alcoves, while the large uPVC double glazed bay window fills the room with natural light. Finished with a gas central heating radiator.

BEDROOM TWO A generous double bedroom enjoying pleasant views across the rear courtyard. Benefiting from a uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A well proportioned third bedroom, ideal as a guest room, nursery or home office, overlooking the sunny rear garden. Complete with a uPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM Beautifully appointed with contemporary finishes, the bathroom comprises a low level WC, a stylish countertop wash hand basin set upon useful storage below, and a panelled P shaped bath with shower over. A striking slate feature wall with tinted glass adds a luxurious touch, complemented by an obscure uPVC double glazed window and a chrome heated towel rail.

OUTSIDE

REAR GARDEN The beautifully landscaped rear courtyard garden has been thoughtfully designed to offer a low maintenance yet highly attractive outdoor retreat. Enjoying a sunny aspect, it features artificial lawn, a decked area ideal for alfresco dining and entertaining, external power points, gated side access, and a block built storage shed.

FRONT GARDEN To the front the property is approached via a concrete pathway bordered by a manicured lawn and established shrubs.

Address ‘Preston Down Road, Preston, Paignton, TQ3 2RW’

Tenure ‘Freehold’

Council Tax Band ‘C’

EPC Rating ’66 | D’

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