



Blatchcombe Road, Paignton, TQ3 2JP

Offers in the Region of  
£280,000

A spacious and characterful four bedroom terraced home situated in a highly sought-after location close to local amenities, Sainsbury's Local and the well-regarded Oldway Primary School. This attractive family home retains a wealth of original charm including solid wooden doors, picture rails and other period features throughout, while offering generous accommodation arranged over three floors. The property also benefits from driveway parking for two vehicles and a private enclosed rear garden.



## GROUND FLOOR

**ENTRANCE HALLWAY** A welcoming entrance hallway featuring laminate flooring and a generously sized understairs storage cupboard.

**LOUNGE** A bright and spacious reception room with a large UPVC double glazed bay window allowing for plenty of natural light. The room benefits from an open fireplace, carpeted flooring and radiator, creating a warm and comfortable living space.

**KITCHEN / DINING ROOM** A well-equipped kitchen fitted with an induction hob, electric oven, integrated fridge and freezer, dishwasher and space for both a washing machine and tumble dryer. The dining area provides ample room for a family sized table and chairs and benefits from additional fitted cupboards built into the chimney breast alcoves matching the kitchen units, along with an integrated wine cooler.

## FIRST FLOOR

**BATHROOM** A beautifully presented and spacious four-piece family bathroom comprising a large walk-in shower unit, standalone bath, floating vanity hand wash basin with built-in drawers, WC and heated towel rail. The room is has partly tiled walls and tiled floor and benefits from UPVC double glazed frosted windows providing plenty of natural light.

**BEDROOM ONE** A large double bedroom offering plenty of space for wardrobes and additional furniture. Features include a large UPVC double glazed window, carpeted flooring and radiator.

**BEDROOM TWO** A bright and airy double bedroom with a large UPVC double glazed window, carpeted flooring and radiator. Built-in wardrobe space also houses the combination boiler, while still allowing excellent space for bedroom furniture.



**BEDROOM THREE** A good sized single bedroom with UPVC double glazed window, radiator and space for a single bed along with additional furniture.

## SECOND FLOOR

**BEDROOM FOUR** A spacious and naturally bright double bedroom benefiting from two Velux windows, excellent eaves storage and ample room for bedroom furniture and a dressing table. Additional features include carpeted flooring, spotlights, numerous double plug sockets and a tunnel light to the landing providing natural light to the stairwell.

## OUTSIDE

**GARDEN** A fantastic enclosed rear garden offering a great balance of patio, decking and lawned areas. Patio doors open onto a generous decked seating area providing plenty of privacy and not being overlooked. Beyond this is a level turfed lawn with surrounding flowerbeds and a further patio area at the rear of the garden with gated rear access. The garden also benefits from a substantial summer house/shed positioned at the bottom of the garden.

**PARKING** Driveway parking for two vehicles located to the front of the property.

Address 'Blatchcombe Road, Paignton, TQ3 2JP'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '67 | D'

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