



GUIDE PRICE OF £230,000 - £240,000

Torquay Road,  
Paignton, TQ3 2DN

**PROPERTY DESCRIPTION** A well presented two bedroom mid terraced home located in the sought after location of Preston, Paignton. The property comprises of a spacious sitting room, a large living room, a kitchen/diner, two double bedrooms, a family shower room, sunny rear gardens and parking. The property is ideally located within easy reach of both Preston sands beach and Hollicombe beach, local shops, doctors and pharmacies, bus links and more. The property is being offered for sale with no onward chain!



**ENTRANCE / SITTING ROOM** A uPVC double glazed front door opens into a bright and spacious sitting room positioned at the front of the property. The room features a charming fireplace, a uPVC double glazed bay window allowing for ample natural light, overhead and wall mounted lighting and a gas central heating radiator. Stairs rise to the first floor.

**LIVING ROOM** A generously proportioned living room that flows seamlessly into the kitchen/diner, creating an ideal space for entertaining. The room offers ample space for furnishings and benefits from two deep fitted storage cupboards, a feature fireplace and a gas central heating radiator.

**KITCHEN / DINER** A spacious kitchen/diner featuring a range of overhead, base and drawer units with roll edge work surfaces above. Appliances include a 1 bowl stainless steel sink with drainer, eye level electric double oven with grill, and a four ring gas hob with extractor hood above. There is space and plumbing for a washing machine, slimline dishwasher, and fridge freezer. Additional features include tiled splashbacks, a uPVC double glazed window, space for a 6 seater dining table, a gas central heating radiator, and uPVC double glazed French doors opening onto the south east facing rear garden.

#### FIRST FLOOR

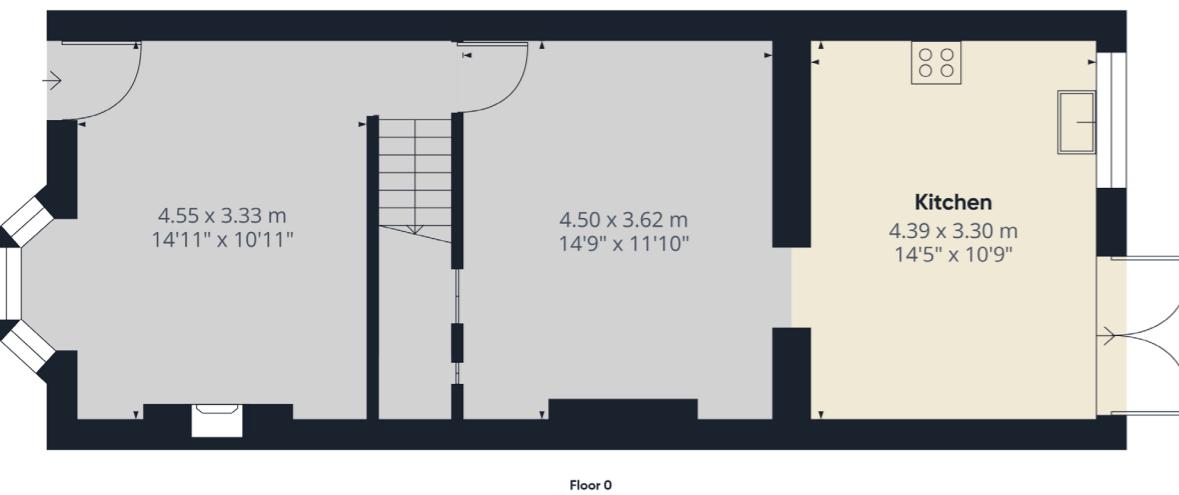


**BEDROOM ONE** A large master bedroom located at the front of the property, offering generous proportions. Features include a characterful cast iron fireplace, uPVC double glazed window and a gas central heating radiator.

**BEDROOM TWO** A second spacious double bedroom overlooking the rear garden, benefitting from two uPVC double glazed windows and a gas central heating radiator.

**BATHROOM** Comprising a modern three piece suite including a low level WC, pedestal wash hand basin and a double walk in shower. Tiled walls, extractor fan and a gas central heating radiator.

**OUTSIDE** The south east facing rear garden has been thoughtfully designed for low maintenance, predominantly laid to patio with raised flower bed borders to the sides. The garden also provides access to a block built shed which has power (with the right permissions) to be converted to a work space for home working etc and a side gate leading to rear parking.

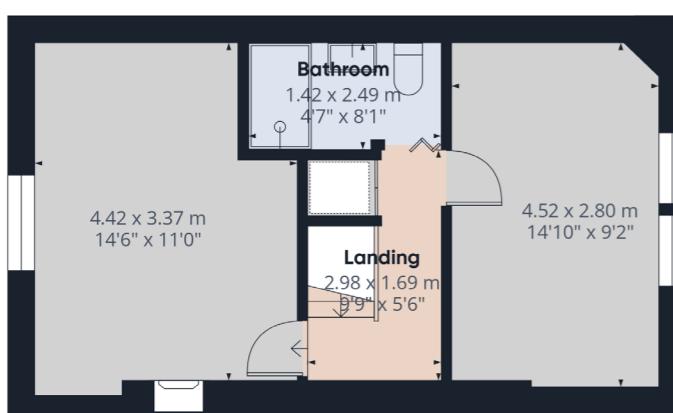


Address 'Torquay Road, Paignton, TQ3 2DN'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '70 | C'



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