



Taylor's
sales & lettings

Guide Price £300,000 - £315,000

Shorton Valley Road,
Paignton, TQ3 1RB

A well presented three bedroom semi detached family home located in the highly desirable Preston location of Paignton. The property comprises of a welcoming entrance hallway, a bright and airy living room, a spacious kitchen/diner, three bedrooms, a family bathroom, a separate WC, sunny rear gardens, off road parking and garage. The home is ideally situated within easy reach of schools, bus links, local shops, doctors and pharmacies, Coombe park and more.



ENTRANCE HALL A charming wooden glazed front door, complemented by matching stained glass side windows, opens into a spacious and welcoming entrance hall. Featuring stairs rising to the first floor, doors leading to the principal ground floor rooms, and a gas central heating radiator.

LIVING ROOM A bright and spacious living room positioned to the front of the property, offering ample space for furnishings. Natural light floods the room through a uPVC double glazed bay window and an additional side window. Finished with a gas central heating radiator.

KITCHEN/DINING ROOM A stylish and modern fitted kitchen/dining room featuring a comprehensive range of wall, base and drawer units with square edged work surfaces. Incorporating a composite sink and drainer, integrated electric oven with grill, four ring hob and extractor hood above. There is space and plumbing for a washing machine, dishwasher and fridge freezer. A tiled splashback complements the workspace, while the generous dining area comfortably accommodates a 6 seater table. uPVC double glazed windows and French doors provide direct access to the rear garden, making this an ideal space for both everyday family living and entertaining. Gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A generously proportioned principal bedroom situated to the front of the property, benefiting from built in wardrobes, a uPVC double glazed bay window, an additional side window, and a gas central heating radiator.

BEDROOM TWO A spacious second double bedroom overlooking the rear garden, enjoying dual aspect uPVC double glazed windows and a gas central heating radiator.

BEDROOM THREE A well proportioned single bedroom, ideal as a child's bedroom, home office or study, with a uPVC double glazed window and a gas central heating radiator.

BATHROOM The family bathroom is fitted with a panelled bath with shower over and a vanity wash hand basin with useful storage beneath. Finished with tiled walls, obscure uPVC double glazed windows, and a gas central heating radiator.

SEPARATE WC Comprising a low level flush WC.

OUTSIDE

REAR GARDEN The attractive rear garden enjoys a sunny aspect and is arranged over three tiers. The first tier provides a patio area, with steps leading to a lawned garden featuring a raised flower bed. A further set of steps leads to an additional lawned seating area with a timber garden shed, offering a versatile outdoor space for relaxing and entertaining.

FRONT The property benefits from off road parking to the front.

GARAGE A single garage with double doors and ample storage space.



Address 'Shorton Valley Road, Paignton, TQ3 1RB'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '73 | C'

Taylor's Estate Agents
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