



Asking Price Of £325,000

St. Pauls Road,  
Paignton, TQ3 2DG

A beautifully presented four bedroom period property located within a quiet cul-de-sac in the highly desirable location of Preston, Paignton. The property comprises of a welcoming inner vestibule which opens into a wide entrance hallway, a large living room, a spacious dining room, kitchen, four double bedrooms one of which is en-suite, a further family bathroom and beautifully landscaped rear gardens. The home is perfectly located within easy reach of Hollicombe and Preston beach, primary schools, local shops, doctors and pharmacies, bus links and more.



**ENTRANCE VESTIBULE** A composite double glazed front door opens into a welcoming vestibule featuring stone flooring, overhead lighting and dado rails, creating an immediate sense of character and charm.

**HALLWAY** Original restored wooden doors lead into a wide and inviting hallway with beautifully restored floorboards and stairs rising to the first floor. Doors provide access to the principal reception rooms, and useful under stairs storage. Beneath the stairs is a cleverly designed workstation with oak work surfaces, space and plumbing for a washing machine and a cupboard housing the fuse box. A stained glass window adds character, complemented by a gas central heating radiator.

**LIVING ROOM** An impressively spacious and light filled living room positioned to the front of the property. This welcoming reception space boasts a stunning original coal fireplace with carved wooden mantel and granite hearth, restored original floorboards, a uPVC double glazed bay window and a gas central heating radiator. A TV point is also provided.

**DINING ROOM** A wonderfully proportioned dining room, ideal for entertaining. The space comfortably accommodates a 10 seater dining table alongside additional furnishings. A charming Rayburn Royal arga oven. Natural light floods the room via a full length side window and a uPVC double glazed door opening onto the garden. Gas central heating radiator.

**KITCHEN** A spacious and well appointed kitchen fitted with a range of wall, base and drawer units, complemented by both wooden and stainless steel work surfaces. Features include a two bowl inset sink, range style gas cooker with extractor hood, space and plumbing for a dishwasher, space for a fridge freezer, open shelving, an Ideal combination boiler and a uPVC double glazed window.

#### FIRST FLOOR

**BEDROOM ONE** An exceptionally large master bedroom situated at the front of the property, offering generous proportions and period charm. Features include a cast iron fireplace, uPVC double glazed bay window and gas central heating radiator.

**BEDROOM TWO** A further spacious double bedroom overlooking the well maintained rear garden. Also benefiting from a feature cast iron fireplace, uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A well sized fourth bedroom on this floor, ideal as a guest room, home office, study or hobby room. uPVC double glazed window and gas central heating radiator.

**BATHROOM** A beautifully styled Victorian inspired bathroom comprising a high level flush WC, vanity wash hand basin and a claw foot freestanding bath. uPVC double glazed windows enjoy stunning sea views across to Berry Head, complemented by additional Velux windows and a gas central heating radiator.

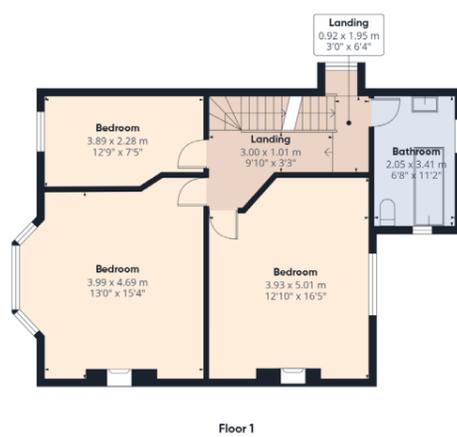
#### SECOND FLOOR

**BEDROOM FOUR/OCCASIONAL BEDROOM** Occupying the second floor, this impressive double bedroom offers a substantial amount of space and versatility. The room benefits from Velux windows, a further uPVC double glazed window, eaves storage and a gas central heating radiator. (We have been informed the loft conversion was completed by a previous owner prior to building control, creating this generous additional accommodation) Consequently does not have building regs but does benefit from established use.

**EN-SUITE / WALK-IN WARDROBE** A modern en-suite comprising a low level WC, pedestal wash hand basin and walk in corner shower, finished with contemporary tiling. A Velux window provides natural light, and there is a chrome heated towel rail. An archway leads to a useful walk in wardrobe area with hanging space and shelving.

#### OUTSIDE

**REAR GARDENS** The beautifully maintained rear garden has been thoughtfully designed for ease of upkeep. A large patio area accessed directly from the dining room provides an ideal space for entertaining. A decked seating area offers the perfect spot for alfresco dining, while the remainder of the garden is attractively laid with decorative pebbles and well stocked flower beds featuring mature plants and shrubs.



Address 'St. Pauls Road, Paignton, TQ3 2DG'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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