



## Shorton Valley Road | Paignton | TQ3 1RB

A well presented 3/4 bedroom detached family home located within the desirable location of Preston, Paignton. The home comprises of a welcoming entrance hallway, a spacious living room, a large kitchen/diner, a downstairs study/bedroom, three further bedrooms on the first floor, a modern bathroom and separate cloakroom. The home also benefits from off road parking and enclosed rear gardens. Within a short and level walk you can access an array of amenities such as local shops, doctors and pharmacies, bus links, Occombe woods, Preston beach and more. The property is being offered with no onward chain!

Asking Price Of £350,000

- NO CHAIN
- CHARACTER DETACHED HOME
- OFF ROAD PARKING
- LEVEL WALK TO AN ARRAY OF AMENITIES
- SUNNY REAR GARDENS
- MODERN KITCHEN AND BATHROOM

**ENTRANCE** A uPVC double glazed front door opening into the inner porch way with a further original front door leading into:-

**HALLWAY** A welcoming inner hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, overhead lighting and a gas central heated radiator.

**LOUNGE** - 3.89m x 3.4m (12'9" x 11'1") A spacious living room to the front aspect of the property overlooking the front gardens offering ample room. Tv and internet points, a decorative open fireplace, uPVC double glazed bay window and a gas central heated radiator.

**KITCHEN/DINER** - 5.47m x 3.31m (17'11" x 10'10") A modern kitchen comprising a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 sink and drainer unit, an electric eye level double oven with grill integrated and a five ring gas hob with extractor hood above. Space and plumbing for a dishwasher and fridge freezer. Complimentary tile backsplash, space for a 4/6 seater dining table, double aspect uPVC double glazing with French doors leading out to both the rear gardens and front as well a gas central heated radiator.

**BEDROOM FOUR/OFFICE** - 2.56m x 2.4m (8'4" x 7'10") A smaller single bedroom located on the ground floor of the property that could also make an ideal home office/study/playroom etc. Cupboard with plumbing for a washing machine and shelving above, uPVC double glazed window and a uPVC double glazed door leading out to the gardens. Gas central heated radiator.

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

**Tenure 'Freehold'**

**Council Tax Band 'D'**

**EPC Rating '59 | D'**

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

[info@taylorsestates.co.uk](mailto:info@taylorsestates.co.uk)

01803 663561



### FIRST FLOOR

**BEDROOM ONE** - 3.38m x 3.05m (11'1" x 10'0") A large and light filled master bedroom to the front aspect of the home offering ample space for furniture. Fitted wardrobes, a feature decorative open fireplace, uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.38m x 2.44m (11'1" x 8'0") A further generously sized double bedroom overlooking the sunny rear gardens, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.37m x 2.79m (11'0" x 9'1") A sizeable third bedroom again to the front of the home. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A three piece suite comprising of a double vanity wash hand basin with fitted storage below (his and hers sinks) and a panelled bath unit with shower attachments above and a protective glass shower screen. A modern cast iron radiator, loft hatch and a uPVC obscure double glazed window.

**CLOAKROOM** A low level flush WC with an over cistern wash hand basin, a uPVC obscure double glazed window.

**OUTSIDE** A sunny rear garden that boasts a large decking area perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn.

**PARKING** Off road parking for a vehicle on a block paved driveway.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.