



Redburn Road | Paignton | TQ3 2JZ

A well presented three bedroom semi detached family home located within a quiet cul-de-sac in the desirable location of Preston, Paignton. The property comprises of a welcoming entrance hallway, a large living room/diner ideal for entertaining, a spacious kitchen, a downstairs shower room, three bedrooms, a further family bathroom, sunny rear Gardens, off-road parking and a garage store. The home is perfectly situated within easy reach of Oldway and Sacred Heart primary schools, Paignton town, Oldway mansions, Paignton seafront, bus links and more.

Asking Price Of £289,950

- SEA VIEWS
- QUIET CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDENS
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS



**ENTRANCE HALLWAY** A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, overhead lighting, a deep fitted storage cupboard and a gas central heated radiator.

**LOUNGE/DINER** - 8.27m x 3.4m (27'1" x 11'1") A wonderfully spacious and light filled open living room/diner perfect for entertaining. Space for an abundance of furniture, uPVC double glazed windows to the front and rear aspect with stunning sea views over to Thatchers Rock, Torquay. Two gas central heated radiators.

**KITCHEN** - 3.85m x 2.91m (12'7" x 9'6") A spacious fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric single Bosch oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a fridge freezer, washing machine and dryer, a deep fitted pantry cupboard, uPVC double glazed window and a uPVC double glazed door leading out to the rear gardens.

**DOWNSTAIRS SHOWER ROOM** A useful downstairs shower room boasting low-level flush WC, a pedestal wash hand basin and a walk-in shower unit. Tiled walls, uPVC double glazed window, extractor fan and a white heated towel rail.

Address 'Redburn Road, Paignton, TQ3 2JZ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** - 4.5m x 3.07m (14'9" x 10'0") A brilliantly large master bedroom to the front aspect of the property with ample amount of space. uPVC double glazed bay window with built-in bay window seating, an array of built-in wardrobes and overhead storage and a gas central heated radiator.

**BEDROOM TWO** - 3.6m x 3.29m (11'9" x 10'9") A further generously sized double bedroom overlooking the well-manicured gardens with breathtaking sea views across to Torquay. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.73m x 2.1m (8'11" x 6'10") A sizeable single bedroom overlooking the front aspect of the home. uPVC double glazed window, built-in wardrobe and a gas central heated radiator.

**BATHROOM** A spacious family bathroom comprising a three-piece suite of a low level flush WC, a pedestal basin and a panel bath unit. Fitted cupboard housing the Vaillant combination boiler, complimentary tiled walls, uPVC obscure double glazed window and a chrome heated towel rail.

**OUTSIDE** A sunny and enclosed rear garden that has been thoughtfully landscaped by the current owners for ease of maintenance. The gardens boast a large decking area perfect for outdoor dining and entertaining and a further sizeable artificially lawned section.

**PARKING** Off road parking for a vehicle leading up to the garage store.

**GARAGE STORE** Metal up and over door, electrical points, storage space for garden tools/bikes etc.

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.