



## Cecilia Road | Paignton | TQ3 1BD

A large two bedroom, two loft rooms detached bungalow 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, a beautifully modern and spacious kitchen/diner, two large double bedrooms, a roomy family bathroom, two sizeable loft rooms, off road parking for up to 4 vehicles, an integral garage as well as generously sized rear gardens. The property is conveniently situated within easy reach of bus links, Occombe woods, local shops, doctors and pharmacies as well as much more.

Asking Price Of £325,000

- DETACHED BUNGALOW
- SUPERB SEA VIEWS
- AMPLE OFF ROAD PARKING
- GARAGE
- LARGE REAR GARDENS
- QUIET CUL-DE-SAC

**ENTRANCE** A uPVC double glazed front door opening into a welcoming inner hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, overhead spotlighting and a gas central heated radiator.

**KITCHEN/DINER** - 4.97m x 3.4m (16'3" x 11'1") A spacious kitchen/diner boasting a range of overhead, base and drawer units with square edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. An integral dishwasher and a uPVC double glazed window overlooking the sunny rear gardens. The dining area offers space for a 6 seater dining table, a concealed cupboard with space and plumbing for a washing machine, uPVC double glazed French doors leading out to the rear gardens and a gas central heated radiator.

**LOUNGE** - 4.85m x 4.35m (15'10" x 14'3") A wonderfully large living room to the front aspect of the property with sea views across the bay. Space for ample furniture, tv and internet points, uPVC double glazed bay window and a gas central heated radiator.

**BEDROOM ONE** - 3.56m x 3.46m (11'8" x 11'4") A brilliantly large master bedroom again to the front aspect of the home with superb sea views. uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 2.98m x 2.65m (9'9" x 8'8") A further generously sized double bedroom overlooking the well-manicured rear gardens, ample space, uPVC double glazed window and a gas central heated radiator.

**Address** 'Cecilia Road, Paignton, TQ3 1BD'

**Tenure** 'Freehold

**Council Tax Band** 'C'

**EPC Rating** '47 | E'

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

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

info@taylorsestates.co.uk  
01803 663561



**BATHROOM** A contemporary family bathroom comprising a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiling, a uPVC obscure double glazed window, shaver points, extractor fan and a white heated towel rail.

### FIRST FLOOR

**CLOAKROOM** A useful cloakroom boasting a low level flush WC.

**LOFT ROOM ONE** - 4.45m x 3.29m (14'7" x 10'9") A spacious loft room with great sea views, restricted head height in areas, eaves storage and a Velux window.

**LOFT ROOM TWO** - 2.56m x 1.84m (8'4" x 6'0") A second sizeable loft room that would make an idea office space. Velux window.

### OUTSIDE

**REAR GARDEN** A large and enclosed rear garden that boasts a patio area whilst the rest of the gardens are predominantly laid to lawn perfect for outdoor dining and entertaining.

**PARKING** Off road parking for up to 3 vehicles.

**GARAGE** A large integral garage with uPVC barn doors, overhead lighting and electrical points.

**AGENTS NOTE** Whilst this property has a standard staircase to the first floor, the two loft rooms do not have building regulations and hence are not classified as bedrooms despite being used for that purpose.

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.