



Occombe Valley Road | Paignton | TQ3 1QU

Asking Price Of £269,950

A three bedroom semi detached house positioned within the sought after location of the level of Preston, Paignton. The property offers ample space with a welcoming hallway, a spacious living room, a dining room, kitchen, three generously sized bedrooms, a WC, a shower room, front and rear gardens, off road parking and garage. The home is situated within easy reach of Preston shops, Preston beach, doctors and pharmacies, Occombe valley woods, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- GARAGE AND OFF ROAD PARKING
- LEVEL REAR GARDENS
- WOODLAND VIEWS
- SHORT LEVEL WALK TO PRESTON BEACH AND SHOPS

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

**LIVING ROOM** - 3.86m x 3.73m (12'8" x 12'3") A spacious living room overlooking the well kept front gardens. Space for a variety of furniture, a feature electric fireplace with a stone surround, uPVC double glazed bay window and a gas central heated radiator.

**DINING ROOM** - 3.89m x 3.43m (12'9" x 11'3") A sizeable dining room to the rear aspect of the property. Space for a 8 seater dining table, a gas fireplace, uPVC double glazed window and a gas central heated radiator.

**KITCHEN** - 2.87m x 2.06m (9'5" x 6'9") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric oven and four ring gas hob. Space and plumbing for a washing machine and fridge and freezer. Two uPVC double glazed windows allowing ample light to beam through and a uPVC double glazed door leading out to the rear gardens. Gas central heated radiator.

## FIRST FLOOR

**BEDROOM ONE** - 4.34m x 3.43m (14'3" x 11'3") A large master bedroom to the front aspect of the home. Space for an abundance of furniture, a uPVC double glazed bay window and a gas central heated radiator.

Address 'Ocombe Valley Road,  
Paignton, TQ3 1QU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

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

info@taylorsestates.co.uk  
01803 663561



**BEDROOM TWO** - 3.48m x 3.05m (11'5" x 10'0") A further generously sized double bedroom this time overlooking the beautiful rear gardens. Built in over bed storage and a fitted airing cupboard where the combination boiler can be located. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.77m x 2.06m (9'1" x 6'9") A large single bedroom again to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

**WC** A low level flush WC, complimentary tiled walls and flooring and an obscure uPVC double glazed window.

**SHOWER ROOM** A vanity wash hand basin with fitted storage below and a walk in shower unit. uPVC obscure double glazed window and a chrome heated towel rail.

**OUTSIDE** A well manicured front garden with a variety of mature plants and a vibrant lawn with steps leading to the front door. A concrete laid driveway allowing off road parking for multiple vehicles up to the garage.

**REAR GARDEN** A level and enclosed rear garden with a wonderfully sizeable patio area perfect for outdoor dining and entertaining, a lawned section, a variety of mature shrubs and plants, an incredible view across the woodland and gate access.

**GARAGE** An electric garage door, overhead lighting and electrical points.

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.