



Occombe Valley Road | Paignton | TQ3 1QS

Offers Over £250,000

An incredibly spacious semi detached house situated in the ever popular area of Preston, Paignton. The home offers a vast amount of space with a wide and welcoming entrance hallway, a spacious living room, a sizeable kitchen, conservatory, a study, three bedrooms, a family bathroom, workshop, front and rear gardens and off road parking. The home is just a short and level walk from Occombe Valley woods, Preston beach, Preston shops, doctors, pharmacies and more.

- OFF ROAD PARKING
- LARGE REAR GARDENS
- SPACIOUS ACCOMMODATION
- SOUGHT AFTER PRESTON LOCATION
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- LEVEL WALK TO OCCOMBE VALLEY WOODS AND OTHER AMENITIES

ENTRANCE HALLWAY A uPVC double glazed front door opening into a bright and welcoming entrance hallway with stairs rising to the first floor accommodation, doors leading to adjoining rooms, a door leading into the former garage that is now a workshop, tiled flooring, overhead lighting and a gas central heated radiator.

STUDY - 3.12m x 2.47m (10'2" x 8'1") A great sized study/play area etc. overhead lighting and a gas central heating radiator. (Please note the current owners currently use the area as an office/music room but does not have a window).

FIRST FLOOR

KITCHEN - 3.19m x 2.44m (10'5" x 8'0") A bright and spacious kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl porcelain sink and drainer unit, an electric single oven and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, dishwasher, tumble dryer and fridge freezer. A uPVC double glazed window overlooking the rear gardens and a cupboard housing the boiler.

LIVING ROOM - 5.33m x 3.78m (17'5" x 12'4") A spectacularly spacious living room to the front aspect of the property with space for an abundance of furniture, tv and internet points, large uPVC double glazed windows, stairs rising to the second floor and a two gas central heated radiator.



CONSERVATORY - 3.35m x 2.99m (10'11" x 9'9") A wonderfully sized conservatory opening out onto the rear gardens perfect as a dining area/ additional living space. Triple aspect double glazing as well as a lantern skylight, French doors leading outside, overhead spotlighting and a gas central heated radiator.

SECOND FLOOR

BEDROOM ONE - 3.65m x 2.69m (12' x 8'10") A brilliantly large master bedroom to the front aspect of the home with ample space for furniture, uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.19m x 2.62m (10'5" x 8'7") A further generously sized double bedroom this time overlooking the rear gardens and the woodland. uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 2.89m x 2.51m (9'5" x 8'2") A large single bedroom again to the front aspect of the home. uPVC double glazed window and a gas central heating radiator.

BATHROOM A sizeable family bathroom comprising a three piece suite of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above as well as a fitted glass shower screen. Complimentary tiled walls and flooring, uPVC double glazed obscure window and a gas central heated radiator.

OUTSIDE A large tiered rear garden boasting a sizeable patio area off of the conservatory ideal for entertaining and alfresco dining. Steps then lead up to the rest of the rear gardens that are divided between artificial lawned areas as well as grass sections with a variety of mature shrubs and plants. To the rear of the gardens it backs onto Occombe Valley woods giving the property a wonderful outlook and privacy.

Address 'Occombe Valley Road,
Paignton, TQ3 1QS'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '69 | C'

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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.