



## Quarry Gardens | Paignton | TQ3 2QH

A substantially sized four bedroom detached family home located within a quiet cul-de-sac in the desirable location of Preston, Paignton. The home comprises of a welcoming entrance hallway, a large living room, a dining area, a modern kitchen, four double bedrooms, a family bathroom, a large garage room, private rear gardens and ample off road parking. The home is positioned in the perfect spot and is within easy reach of Oldway and Sacred Hart primary schools, Oldway mansions, Paignton town, shops, Paignton beach and more. The property is being offered with no onward chain!

## Asking Price Of £350,000

- NO CHAIN!
- FOUR BEDROOMS
- AMPLE OFF ROAD PARKING
- ENCLOSED AND EASY TO MAINTAIN REAR GARDENS
- QUIET CUL-DE-SAC LOCATION
- SUBSTANTIALLY SIZED DETACHED FAMILY HOME



**ENTRANCE** A uPVC double glazed front door opening into a wide and welcoming and entrance hallway with doors leading through to the ground floor accommodation, stairs rising to the first floor, overhead lighting and a gas central heated radiator.

**DINING ROOM** - 2.97m x 2.45m (9'8" x 8'0") A great sized dining area with space for a 6 seater dining table that flows through to the kitchen and living area perfect for entertaining. uPVC double glazed window overlooking the gardens and a gas central heated radiator.

**LIVING ROOM** - 6.98m x 3.3m (22'10" x 10'9") A wonderfully large and light filled living room boasting space for an abundance of furniture. A feature log burning stove, TV and Internet points, double aspect uPVC double glazing with a uPVC double glazed window overlooking the front aspect and uPVC double glazed sliding patio doors leading out to the private rear gardens. Gas central heated radiator.

**KITCHEN** - 4.42m x 3.08m (14'6" x 10'1") A modern kitchen boasting a range of overhead, base and draw cashmere high gloss unit with square edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an eye level electric double oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge. Complimentary tile backsplash, uPVC double glazed windows, a uPVC double glazed door leading out to the side access and a gas central heated radiator.

**GARAGE ROOM** - 4.87m x 2.45m (15'11" x 8'0") A uPVC double glazed window, overhead lighting and electrical points, fuse box and metres.

**Address** 'Quarry Gardens, Paignton, TQ3 2QH'

**Tenure** 'Freehold'

**Council Tax Band** 'C'

**EPC Rating** 'TBC'

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** - 4.47m x 3.74m (14'7" x 12'3") An exceptionally large master bedroom to the front aspect of the property with space for a vast amount of furniture. Built in shower (currently not in use), uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.9m x 2.54m (12'9" x 8'4") A further generously sized double bedroom with ample room. Built in storage cupboard, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.51m x 3.41m (11'6" x 11'2") A great sized third double bedroom overlooking the picturesque gardens and quarry stone walls. uPVC double glazed sliding patio doors leading out to the balcony and a gas central heated radiator.

**BEDROOM FOUR** - 3.2m x 2.72m (10'5" x 8'11") A fourth spacious double bedroom to the rear of the home that would also make an ideal office/study/hobby room etc, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A three piece suite comprising 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. Tiled walls, a uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** A level, enclosed and sunny rear garden that has been thoughtfully designed for ease of maintenance. The gardens are predominantly to patio slabs, with a section covered under shelter perfect for outdoor dining and entertaining, a variety of mature shrubs and plants, a timber built shed and side gate access.

**PARKING** Off road parking for several vehicles on a tarmac laid 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.