



Occombe Valley Road | Paignton | TQ3 1QT

Asking Price Of £249,950

A three bedroom semi detached house, in a popular location within level walking distance of Preston shopping centre. The property offers spacious accommodation throughout and will ideally suit those looking for a family home that requires some updating. Outside is a driveway and hardstanding to a large garage of which some neighbours have converted into a 4/5 bedroom. The accommodation comprises:-

- THREE BEDROOM SEMI
- DRIVEWAY AND LARGE GARAGE
- GOOD SIZED GARDENS
- KITCHEN/DINER
- POPULAR LOCATION



HALLWAY Gas convector heater. uPVC double glazing.

LOUNGE - 4.9m x 3.7m (16'0" x 12'1")  
uPVC double glazing. Gas fire.

KITCHEN/DINER - 5.6m x 4.6m (18'4" x 15'1")

KITCHEN AREA Single drainer sink unit with cupboards and drawers under: adjoining work tops with cupboards under. Larder store. Opening onto:-

DINING AREA uPVC double glazing. Gas convector heater.

UTILITY - uPVC window and door. Appliance space.

CONSERVATORY/UTILITY ROOM uPVC double glazed window and door to rear.

LANDING Linen cupboard. Gas convector heater. Access to loft space.



BEDROOM ONE - 3.9m x 3.3m (12'9" x 10'9") uPVC double glazing.

BEDROOM TWO - 3.3m x 3m (10'9" x 9'10") Gas convector heater. uPVC double glazing.

BEDROOM THREE - 2.5m x 2.3m (8'2" x 7'6") uPVC double glazing.

BATHROOM Coloured suite comprising panelled bath. Pedestal wash basin. uPVC double glazing.

SEPERATE WC Low level WC and uPVC double glazing.

OUTSIDE Parking and hard standing onto:-

GARAGE - 5.4m x 3.6m (17'8" x 11'9")  
Power and lighting, metal up and over door.

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

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

### Contact Details

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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.