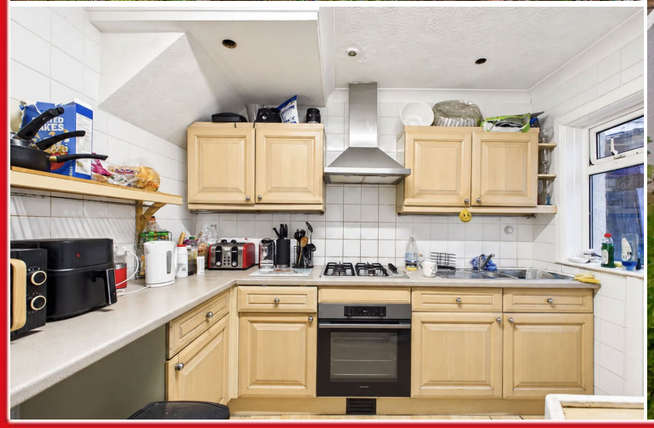








Taylors
sales & lettings

Asking Price Of £170,000

Colley End Road,
Paignton, TQ3 3QY

A fantastic opportunity to acquire a spacious three bedroom family home situated on Colley End Road, conveniently positioned for local bus routes, everyday amenities and access into Paignton town centre. Offering generously proportioned accommodation throughout, the property benefits from a separate lounge, spacious kitchen/diner, three good-sized bedrooms and an additional loft room. Whilst the property would benefit from modernisation, it presents an excellent opportunity for purchasers looking to create a home to their own taste and specification. Further benefits include a tiered rear garden with patio seating areas and an off-road parking space to the rear.

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ENTRANCE HALLWAY A bright and welcoming entrance hallway providing access to the principal ground floor accommodation. Benefitting from a uPVC double glazed entrance door, radiator and useful understairs storage cupboard.

LOUNGE A fantastic-sized principal reception room with a large uPVC double glazed bay window allowing an abundance of natural light into the room. There is ample space for a substantial sofa suite and additional lounge furniture, whilst a gas fireplace provides a central focal point. Radiator.

KITCHEN / DINER A generously proportioned kitchen and dining space offering excellent potential to create a fantastic modern family kitchen. The kitchen is currently equipped with an electric oven, gas hob and extractor fan, alongside a uPVC double glazed window and rear access door. The dining area provides ample space for a family dining table and chairs, with uPVC double glazed sliding patio doors opening directly onto the rear garden, creating a wonderful connection between the inside and outside spaces. Radiator.

FIRST FLOOR

BEDROOM ONE A fantastic-sized principal double bedroom offering plenty of space for a large double bed, wardrobes and additional bedroom furniture. The impressive uPVC double glazed bay window allows plenty of natural light into the room. Radiator.

BEDROOM TWO A further generously proportioned double bedroom benefitting from a uPVC double glazed window and useful built-in wardrobe storage. The room provides ample space for a double bed and additional bedroom furniture.

BEDROOM THREE A good-sized single bedroom offering flexibility for a child’s bedroom, nursery or home office. Benefitting from a uPVC double glazed window and radiator.

LOFT ROOM A spacious additional loft room benefitting from Velux roof windows, allowing plenty of natural light into the space, together with a radiator. This useful area provides additional flexibility for hobbies, storage or occasional use, subject to any necessary consents and Building Regulations approval. The room has not been included within the advertised bedroom count.

OUTSIDE

REAR GARDEN The property benefits from a tiered rear garden offering excellent potential for landscaping and improvement. A patio area is accessed directly from the kitchen/diner through sliding doors, providing a convenient space for outdoor seating and entertaining. The garden extends across different levels, offering opportunities to create a variety of outdoor spaces.

PARKING To the rear of the property is an off-road parking space, providing convenient parking away from the roadside.

Address ‘Colley End Road, Paignton, TQ3 3QY’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ‘TBC’

Taylors Estate Agents
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