







Taylors
sales & lettings

Guide Price £189,950 - £200,000

York Road, Paignton,
TQ4 5NN

A fantastic three bedroom end-terraced period home dating back to the 1910s, offering generous accommodation, attractive original features and excellent potential for further improvement. Situated within the popular York Road area of Paignton, the property benefits from two spacious reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom retaining its distinctive vintage suite. The property combines the charm of a traditional home, including high ceilings and a beautiful bay-fronted lounge, with practical accommodation suited to modern family living. Outside, the property enjoys a private and enclosed rear garden, with potential to create off-road parking subject to the necessary permissions and consents. Conveniently positioned within easy reach of Paignton town centre, local shops, schools and everyday amenities, this wonderful home presents an excellent opportunity for those seeking a spacious character property in a well-established residential location.







LOUNGE A fantastic-sized principal reception room offering impressive proportions and an abundance of natural light through the attractive uPVC double glazed bay window. The room retains the wonderful sense of space associated with period properties, enhanced by high ceilings and a feature gas fireplace providing a central focal point. There is ample room for a substantial sofa suite and additional lounge furniture, creating a comfortable and inviting space for relaxing and entertaining.

DINING ROOM A generously proportioned second reception room offering an excellent setting for family meals and entertaining guests. The room comfortably accommodates a large dining table and chairs, with further space for additional furniture. A uPVC double glazed door opens directly onto the rear courtyard, allowing plenty of natural light into the room and providing a convenient connection with the outside space.

KITCHEN A bright and spacious modern fitted kitchen offering a neutral finish and an excellent range of cupboard and worktop space. The kitchen comes equipped with a four-ring gas hob, electric oven and stainless steel sink with tap, alongside space and plumbing for a washing machine, dishwasher and fridge/freezer. The dual-aspect arrangement allows an abundance of natural light into the room through uPVC double glazed windows, creating a wonderfully open and inviting environment. A further uPVC double glazed door provides direct access into the rear courtyard and garden.

FIRST FLOOR

BEDROOM ONE A superbly proportioned principal double bedroom offering an impressive amount of space for a large bed, wardrobes and additional bedroom furniture. Two uPVC double glazed windows allow plenty of natural light into the room, enhancing the generous proportions and creating a bright and welcoming principal bedroom. Radiator.

BEDROOM TWO A further fantastic-sized double bedroom offering excellent proportions and ample space for a large double bed, wardrobes and additional furniture. Benefitting from a uPVC double glazed window which allows plenty of natural light into the room. Radiator.

BEDROOM THREE A good-sized single bedroom offering excellent flexibility as a child's bedroom, nursery, dressing room or home office. The room benefits from uPVC double glazed windows providing plenty of natural light.

FAMILY BATHROOM A characterful family bathroom retaining its distinctive Pampas green three-piece suite, comprising a panelled bath with shower over, WC and wash hand basin. The room is finished with partially tiled walls, whilst an obscured uPVC double glazed window provides natural light and privacy. The vintage suite offers a charming nod to the property's history and could provide an attractive feature for those who appreciate traditional bathroom styling.

OUTSIDE

REAR GARDEN The property benefits from a private and fully enclosed rear garden offering an excellent amount of outside space for relaxing, gardening and entertaining. Immediately adjoining the property is a courtyard area accessed directly from both the kitchen and dining room, providing a practical setting for outdoor seating and everyday use. Steps lead from the courtyard into the main garden, which offers a pleasant and private outdoor environment with excellent potential for further landscaping and personalisation. A side gate provides access to the adjoining private lane, adding further convenience.

FRONT GARDEN To the front of the property is an entrance approach with a shared pathway providing access to the front door alongside the neighbouring property.

PARKING On-street parking is available along York Road. The property also offers potential for the creation of off-road parking, subject to obtaining the necessary planning permission, any required highway consent and confirmation of suitable access rights. Prospective purchasers should make their own enquiries with the relevant authorities and legal representatives.

LOCATION York Road is a popular and established residential location within Paignton, conveniently positioned for a wide range of local amenities. Nearby facilities include local shops, schools and everyday services, whilst Paignton town centre offers a broader selection of supermarkets, cafés, restaurants and transport connections. The property's convenient position makes it an excellent choice for families and purchasers seeking a character home with generous accommodation and access to the surrounding Torbay area.

Address ‘York Road, Paignton, TQ4 5NN’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ‘TBC’