







Taylors
sales & lettings

Asking Price Of £230,000

York Road, Paignton,
TQ4 5NN

A beautifully presented three bedroom character home situated within the popular York Road area of Paignton, offering a wonderful combination of original period features and modern finishes throughout. The property has been thoughtfully improved whilst retaining much of its original charm, including beautiful wooden flooring, decorative picture rails, feature fireplaces and an impressive freestanding claw-foot bath. The accommodation comprises a welcoming entrance hallway, cosy lounge with wood-burning stove, fantastic open-plan kitchen/diner with integrated appliances, conservatory, downstairs WC, three bedrooms and a stylish family bathroom. Outside, the property benefits from attractive front and rear gardens with established planting and private seating areas. Ideally positioned within walking distance of Paignton town centre, Goodrington and Paignton beaches, local shops and schools, restaurants and excellent transport connections. This wonderful home offers an excellent opportunity for those seeking character, comfort and convenience in a popular residential location.





ENTRANCE HALLWAY A wonderfully welcoming entrance hallway immediately showcasing the character and charm found throughout the property. Benefitting from attractive newly fitted leather oak flooring, original picture and dado rails and a spacious understairs storage cupboard. The hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor.

LOUNGE A fantastic-sized principal reception room offering a warm and inviting space for relaxing and entertaining. Beautiful original wooden flooring combines with attractive plantation shutters, a charming alcove bookcase and a feature wood-burning stove to create a wonderful blend of period character and modern comfort. There is ample room for a comfortable sofa suite and additional lounge furniture, making this an ideal space for cosy evenings and everyday family living.

KITCHEN / DINER A stunning kitchen and dining room offering an excellent combination of contemporary design, practical cooking space and original character features. The beautifully fitted kitchen provides an impressive range of cupboard and worktop space alongside a convenient breakfast bar, perfect for casual dining and entertaining. Integrated appliances include an AEG induction hob, AEG electric oven and microwave, fridge/freezer, Bosch dishwasher and extractor fan. The generously proportioned dining area comfortably accommodates a large family dining table and chairs, creating a fantastic setting for everyday meals and social gatherings. Further character is provided by an attractive wood-burning stove surround, complemented by a traditional-style column radiator and underfloor heating. A cleverly designed alcove storage unit provides useful space for glassware, crockery and cookbooks. Access leads through to the conservatory and adjoining downstairs WC.

CONSERVATORY A particularly useful addition to the property, providing a bright and welcoming space overlooking the rear garden. This versatile room offers excellent potential for use as an additional seating area, garden room or practical everyday space, creating a pleasant connection between the main accommodation and outside areas.

DOWNSTAIRS WC A convenient ground floor cloakroom positioned alongside the conservatory, providing additional practicality for everyday family living.

FIRST FLOOR

BEDROOM ONE A fantastic-sized principal double bedroom offering excellent proportions and ample space for a large double bed, wardrobes and additional bedroom furniture. An attractive original fireplace provides a wonderful character feature, adding to the charm and period appeal of this inviting bedroom.

BEDROOM TWO A further generously proportioned double bedroom offering plenty of space for a double bed and additional furniture. The room benefits from useful built-in wardrobes, providing excellent storage whilst maximising the available floor space.

BEDROOM THREE A good-sized single bedroom offering excellent flexibility as a child's bedroom, nursery, dressing room or home office, depending on individual requirements.

FAMILY BATHROOM A beautifully presented family bathroom combining traditional character with stylish contemporary finishes. One of the standout features is the impressive original freestanding claw-foot bath, creating an elegant focal point within the room. A recently fitted walk-in shower provides additional convenience, whilst decorative wall detailing and attractive porcelain floor tiles complete the finish.

FIRST FLOOR LANDING A charming landing area retaining the property's original period staircase and providing access to all three bedrooms and the family bathroom.

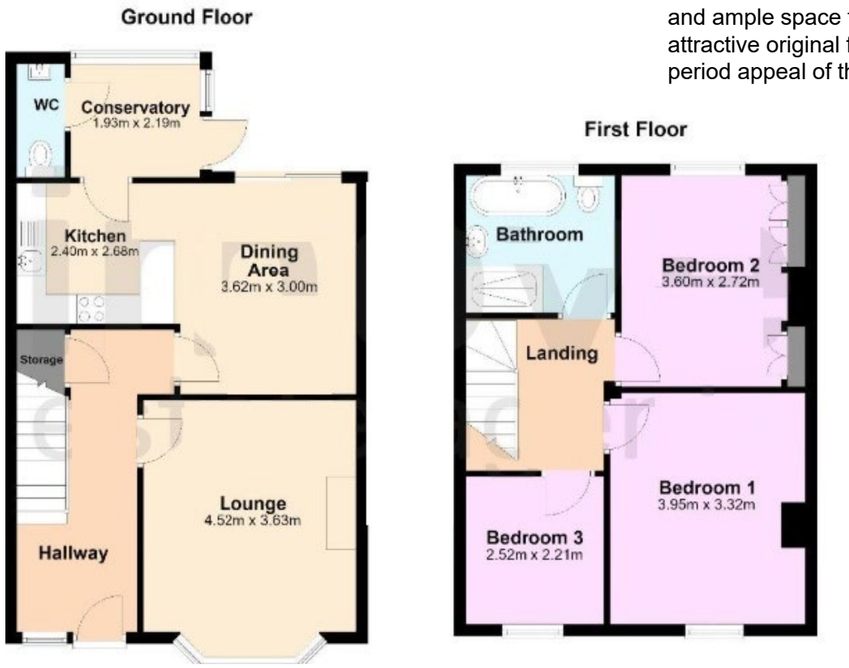
OUTSIDE

FRONT GARDEN Steps lead up towards the property through an attractive and established front garden, creating a wonderful first impression. The garden benefits from a beautiful selection of mature planting, including apple trees and rose hedges, adding colour, character and seasonal interest to the approach.

REAR GARDEN A beautifully maintained and wonderfully peaceful rear garden offering an attractive combination of lawned space, established planting and private seating areas. Immediately adjoining the property is a charming patio area surrounded by mature honeysuckle and jasmine, creating an ideal setting for outdoor dining and relaxing during the warmer months. The garden continues onto a lawned area, whilst a secluded seating space with an attractive Buddha feature provides a particularly tranquil spot to unwind. Further benefits include a useful garden shed, compost bin, water butt and a dedicated vegetable-growing container. Convenient rear access is available through a gate leading onto the adjoining back lane.

LOCATION York Road is conveniently positioned within a popular residential area of Paignton, offering excellent access to a wide range of everyday amenities. Both Paignton and Goodrington beaches are within walking distance, alongside Paignton town centre with its selection of shops, cafés, restaurants and local services. The nearby railway and bus stations provide convenient transport connections throughout Torbay and towards Exeter and beyond, making this an excellent location for those seeking a balance of coastal living and everyday convenience.

ADDITIONAL INFORMATION The property benefits from double glazing and gas central heating, with a replacement boiler.



Address ‘York Road, Paignton, TQ4 5NN’
Tenure ‘Freehold’
Council Tax Band ‘B’
EPC Rating ’71 | C’