







Taylors
sales & lettings

Guide Price £600,000 - £650,000

Cecil Avenue, Preston, Paignton, TQ3 1LW

A substantially sized detached family home located within a quiet cul-de-sac in the highly desirable location of Preston, Paignton. The property comprises of a welcoming entrance hallway, a large living room, a spacious dining room, a kitchen/breakfast room, a further reception room, five bedrooms two of which are en-suite, a further family bathroom, a useful cloakroom, double garage, sunny rear gardens and ample off road parking. The home is ideally tucked away, yet still close to Preston shops, doctors and pharmacies, schools, Oldway mansions, bus links and more.









Floor 0 Building 1

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ENTRANCE PORCH A uPVC double glazed front door opens into a welcoming entrance porch, complete with overhead lighting, a deep fitted storage cupboard ideal for coats and shoes, a uPVC double glazed window, and a secondary door leading into the main hallway.

HALLWAY A wide and inviting entrance hallway featuring a half flight staircase rising to the adjoining accommodation. Doors provide access to the ground floor bedrooms and family bathroom, as well as a deep fitted storage cupboard, overhead lighting, and a gas central heating radiator.

BEDROOM THREE A wonderfully spacious double bedroom positioned to the front of the property, enjoying views across the surrounding area. The room offers ample space for bedroom furniture, including a built in wardrobe, drawers, and a dressing table, and benefits from a uPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A generously sized smaller double bedroom, complete with built in wardrobes, a dressing table, and drawers. A uPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM A well appointed three piece suite comprising a low level WC, pedestal wash hand basin, and panelled bath with shower attachments above and protective glass screen. Finished with complementary tiling, a uPVC obscure double glazed window, mirrored medicine cabinet, and chrome heated towel rail.

UPPER GROUND FLOOR Stairs rise to the upper ground floor accommodation.

DINING ROOM An exceptionally large dining room offering ample space for an 8/10 seater dining table, together with additional furniture. Doors lead to the adjoining living accommodation, while a further half flight staircase provides access to the upper bedrooms. The room is enhanced by a uPVC double glazed window and gas central heating radiator.

KITCHEN/BREAKFAST ROOM A beautifully spacious and light filled kitchen/breakfast room featuring an extensive range of wall, base, and drawer units with granite work surfaces over. Integrated appliances include a 1.5 bowl stainless steel sink and drainer, electric eye level double oven with grill, five ring gas hob with extractor hood, dishwasher, and larder unit. The room also offers tiled splashback, space for an American style fridge freezer, and ample room for a breakfast table. Triple aspect uPVC double glazed windows, together with French doors opening onto the garden, flood the space with natural light. A gas central heating radiator completes the room, while a door leads to a useful utility area with space and plumbing for a washing machine and tumble dryer, as well as housing the Worcester boiler and consumer unit.

LIVING ROOM A wonderfully spacious living room providing generous space for both relaxation and entertaining. The room features a striking gas fireplace, dual-L aspect uPVC double glazed windows to the front, sliding patio doors opening onto the garden, and a gas central heating radiator.

SECOND RECEPTION ROOM A further generously proportioned reception room leading up from the dining room, ideal for entertaining or additional family living. Featuring an attractive electric fireplace, dual aspect uPVC double glazed windows, and two gas central heating radiators, this versatile room also provides direct access to Bedroom Two, making it particularly suitable as a separate living area for a family member seeking independent accommodation.

BEDROOM TWO An exceptionally large double bedroom enjoying delightful sea glimpses towards Berry Head, Brixham. The room offers an abundance of space and includes a built in storage cupboard with shelving and hanging rail, a uPVC double glazed window, gas central heating radiator, and access to the adjoining en-suite bathroom.

EN-SUITE BATHROOM A three piece suite comprising a low level WC, pedestal wash hand basin, and panelled bath with shower attachment and glass screen. The room is finished with tiled walls, a uPVC obscure double glazed window, and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE An impressive principal bedroom situated to the front of the property, enjoying an open outlook across the surrounding area with charming sea glimpses. The room benefits from an extensive range of built in wardrobes, drawers, and dressing table, together with dual aspect uPVC double glazed windows, a gas central heating radiator, and access to the en-suite shower room.

EN-SUITE SHOWER ROOM A spacious en-suite comprising a low level WC, twin vanity unit with storage beneath, and a walk in double shower. Finished with complementary aqua panelling, a uPVC obscure double glazed window, and a chrome heated towel rail.

BEDROOM FIVE / OFFICE A well proportioned smaller double bedroom, currently utilised as a home office, featuring built in shelving and storage. A uPVC double glazed window with sea glimpses and a gas central heating radiator.

CLOAKROOM A practical cloakroom fitted with a low level WC and pedestal wash hand basin, complemented by part tiled walls, a cupboard housing the hot water cylinder, and a chrome heated towel rail.

OUTSIDE

REAR GARDEN The rear garden boasts a sizeable west facing patio area, surrounded by an attractive array of mature shrubs and plants, with a lawn extending to the side. Steps rise to an additional patio terrace, which also enjoys a west facing aspect, with further steps then continuing to a woodland style garden featuring a variety of mature trees, shrubs, plants, and lawned areas.
Additional features include a timber built shed, outdoor electrical points, and a water tap.

DOUBLE GARAGE A substantial double garage fitted with a motorised electric roller door. Currently utilised as a workshop, the garage benefits from carpeted flooring, overhead lighting, electrical points, a uPVC double glazed window, and a uPVC double glazed courtesy door.

FRONT To the front of the property is a gated driveway providing parking for up to four vehicles. A well maintained front garden, enclosed by a wall and planted with a variety of mature shrubs and bushes, is approached via steps leading to the entrance of the property.

Address ‘Cecil Avenue, Preston, Paignton, TQ3 1LW’

Tenure ‘Freehold’

Council Tax Band ‘F’

EPC Rating ’67 | D’

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