



3 Beds | 1 Bath | 2 Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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# Cedar Road, Paignton

## Asking Price £400,000

tenure: Freehold



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Torbay 01803 390000

Teignbridge 01626 364900

Teign Valley 01626 853940

## FEATURES

Detached bay fronted home  
 Dining room with double doors onto garden  
 Three double bedrooms  
 Driveway parking  
 outbuilding  
 Close to beach and amenities

Spacious lounge  
 Well fitted kitchen  
 Spacious family bathroom  
 Level enclosed garden with summerhouse and utility  
 EPC Rating D

## THE PROPERTY

Situated in the sought after area of Preston, with its excellent local shops, church, Preston sea front and beach, Hollacombe Park and further beach close by. There are excellent transport links, together with a primary school at Preston.

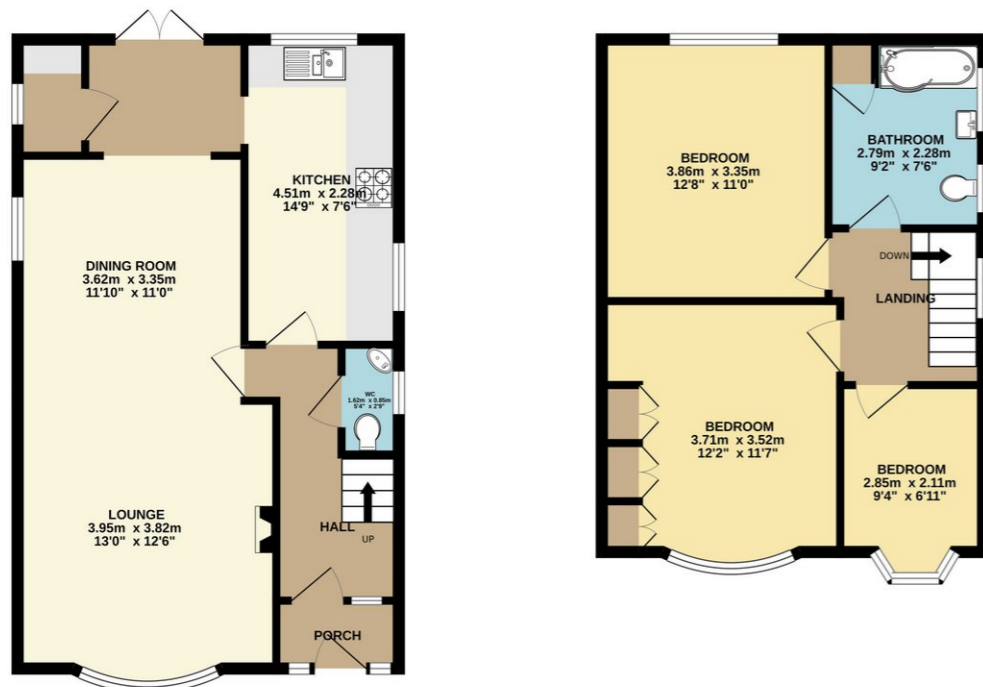
This wonderful family home offers spacious and practical living throughout, with a useful porchway leading into the entrance hall with stairs rising to the first floor, under stairs WC and doors to the principle rooms. The living room has a lovely bay window and feature fireplace, providing a space to sit and relax in the evening. The dining room is open to the living room and provides a great space to entertain, with double doors leading onto the garden, a useful storage cupboard and a further door into the kitchen.

The kitchen is a perfect area for the keen cook, with plenty of work surface space and matching wall and base level units, integrated appliances and windows providing ample natural light.

On the first floor there are three good sized bedrooms, the master benefitting from built in wardrobes and a bay window. The family bathroom is spacious, with a shower, bath, low level wc, wash hand basin and a useful airing cupboard.

Externally, the property has driveway parking to the front with a block paved driveway. There is gated access to both sides of the property, providing useful storage space down both sides of the house. The rear garden is level, fully enclosed and mainly laid to lawn, with a variety of mature plants shrubs and trees, creating an oasis perfect for al-fresco dining and entertaining. The garden also benefits from a summer house, and block built outbuilding, with power and light (the current vendor uses this as a utility area). The property must be seen to appreciate the accommodation on offer.

Council Tax Band for the period 01/04/2023 to 31/03/24 financial year is £2,232.85



TOTAL FLOOR AREA : 95.8 sq.m. (1031 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

