



Marine Park, Preston, Paignton, TQ3 2NW

**Guide Price: £575,000    Tenure: Freehold**



# Marine Park, Preston, Paignton, TQ3 2NW

Substantial home arranged over three storeys, lovely location betwixt Preston and Paignton sands.

- Substantial home arranged three storeys
- Additional separate chalet
- Offering flexible accommodation for large family
- Perfectly location for Preston and Paignton seafront
- Options for seven bedrooms if required
- Bathroom, shower room plus top floor en-suite facility
- Separate lounge/dining room and living room as required
- Ample off road parking for several vehicles
- Modern fitted kitchen with separate utility room
- EPC rating – TBC / Council tax band – E



Immensely flexible accommodation being ideal for large or extended family. Potential for seven bedrooms if required, work from homes spaces or top floor living suite. Additional separate external chalet within the rear courtyard plus ample off road parking to front.

Extensive living space with ground floor comprising of large lounge/dining room, separate living room, modern fitted kitchen with separate utility room. In addition there is also a ground floor study and bathroom. The first floor is arranged with a further four bedrooms plus contemporary fitted shower room and separate WC. The second floor provides a bedroom with adjoining dressing room and en-suite facilities plus a further two bedrooms if required. The property is well presented throughout with gas fired central heating and uPVC double glazing plus tasteful decor palette throughout.



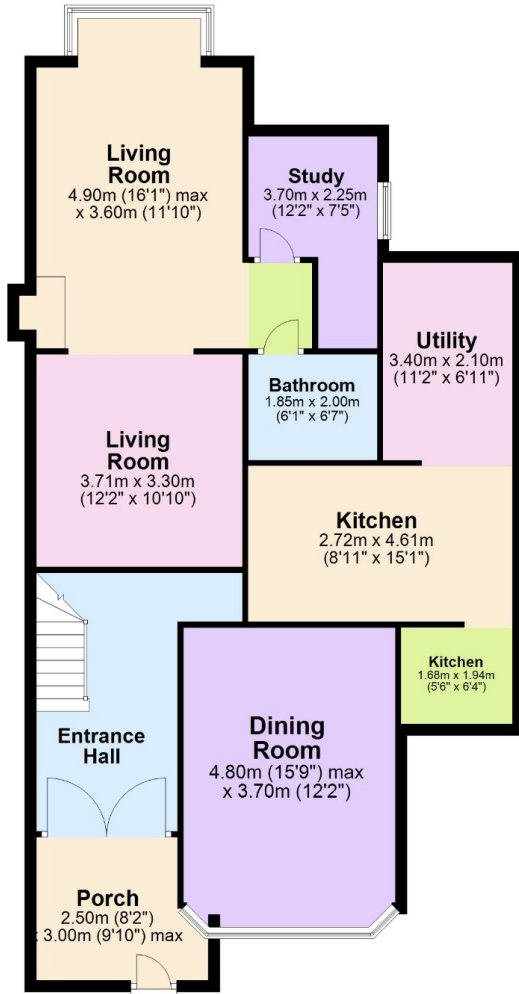
Located in an enviable position and ideal for both Preston and Paignton sea front and beaches. Preston green has a playground and popular beachside eating venue. The property is also convenient for shopping in Preston and Paignton, restaurants, bars and cafes. Paignton pier and harbour side are also great for family entertainment.



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<https://what3words.com/agenda.cups.teach>

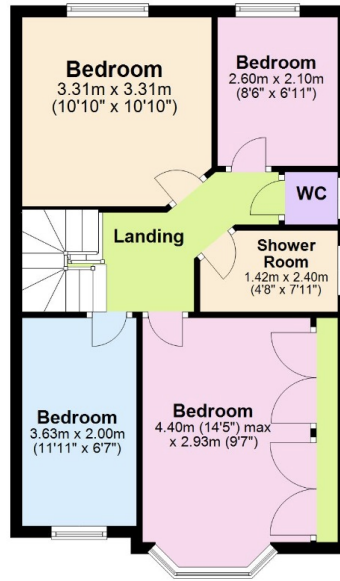
### Ground Floor

Approx. 104.1 sq. metres (1120.8 sq. feet)



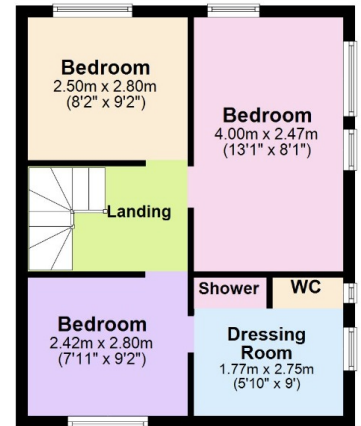
### First Floor

Approx. 51.5 sq. metres (554.3 sq. feet)



### Second Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 192.5 sq. metres (2071.7 sq. feet)

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