



Duchy Drive | Preston | Paignton

GUIDE PRICE OF
£375,000 - £400,000

A four bedroom detached home located in the extremely popular area of Preston, Paignton. The property comprises of a wide and welcoming entrance hallway, a spacious lounge, kitchen, a sizeable dining room, four bedrooms, a study, a utility, a large store room, a beautiful spa like bathroom, off road parking and a level enclosed rear garden. The home boasts beautiful sea views and is within easy reach of local shops, Ocombe Valley countryside walks, the dual carriageway and more.

- DETACHED HOUSE
- BEAUTIFUL SEA VIEWS
- OFF ROAD PARKING
- LEVEL REAR GARDENS
- SOUGHT AFTER LOCATION
- SE VIEWS

ENTRANCE HALLWAY A uPVC double glazed front door opening into a bright and spacious hallway. Doors leading to adjoining rooms, stairs rising to the first floor, coving, overhead chandelier lighting and laminate flooring. A large uPVC double glazed obscure window and gas central heating radiator.

KITCHEN - 4.98m x 2.64m (16'4" x 8'8") A recently fitted kitchen with a range of wall mounted, base and drawer shaker style units with granite effect roll edged work surfaces over. A 1 bowl stainless steel sink and drainer unit. Space and plumbing for a washing machine, dishwasher and American fridge/freezer. A range oven with five ring gas hob and extractor hood above. Complimentary tile back splash. uPVC double glazed windows and uPVC double glazed French door leading out to the rear garden. Archways leading into:-

DINING AREA - 4.75m x 2.92m (15'7" x 9'7") A wonderfully spacious dining area with space for an 8/10 seater dining table as well as other furniture pieces. Pendant lighting. A feature fireplace surround, Bifolding doors opening into the living room and a gas central heating radiator.

LOUNGE - 5.54m x 3.53m (18'2" x 11'7") An incredibly large living room with beautiful sea views. Space for an abundance of furniture, double aspect uPVC double glazed window and a gas central heating radiator.

BEDROOM - 3.23m x 3.12m (10'7" x 10'3") A generous double bedroom on the ground floor overlooking the rear gardens. Coving, TV point, uPVC double glazed window and a gas central heating radiator.



UTILITY/OFFICE - 4.06m x 2.26m (13'4" x 7'5") A range of larder, overhead and base units, marble effect work surfaces over, a wall mounted wash hand basin, tiled flooring and doors leading into the storage area. This is also where the Worcester combination boiler can be located. Gas central heating radiator.

FIRST FLOOR

BEDROOM ONE - 4.52m x 2.9m (14'10" x 9'6") A wonderfully large master bedroom with panoramic sea views across the entire bay. Space for ample furniture. A vast amount of built in wardrobes, uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO - 5.84m x 2.49m (19'2" x 8'2") A further large double bedroom, additional eaves storage, double aspect windows and a gas central heating radiator.

BEDROOM THREE - 2.97m x 2.64m (9'9" x 8'8") A smaller double bedroom to the rear aspect of the home. uPVC double glazed window and a gas central heating radiator.

BEDROOM FOUR - 2.79m x 1.96m (9'2" x 6'5") A single bedroom with phenomenal sea views from Torquay to Brixham. An over stairs built in cupboard. uPVC double glazed window and a gas central heating radiator.

BATHROOM A modern and contemporary family bathroom comprising of a low level flush WC, a vanity wash hand basin with high gloss fronted storage below and above. A P-shaped panelled bath unit with power shower and water fall attachments above and a protective glass screen. Beautifully finished tiled walls and flooring, a uPVC double glazed obscure window and a gas central heating radiator.

OUTSIDEREAR GARDEN An enclosed and easy to maintain rear garden with two sizeable patio area perfect for alfresco dining and entertaining. A turfed area, raised flowerbeds with a variety of mature plants and shrubs. A greenhouse and shed. Outdoor lighting, power points and water point.

Address 'Duchy Drive, Preston, Paignton, TQ3 1HB'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '61 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.