



Branksome Close | Preston | Paignton | TQ3 1EA

Asking Price Of £280,000

A two bedroom detached bungalow with Annex / Granny Flat and En Suite located in the sought after location of Preston, Paignton. The bungalow boasts a welcoming entrance hallway, a sizeable living room, a great sized kitchen, three generously sized bedrooms, two shower rooms, a loft room, off road parking and sunny wrap around gardens. The property is situated within a quiet cul-de-sac and is within easy reach of the Ring road, Preston primary, doctors, pharmacies, Preston shops, scenic walks and much more. The bungalow is being sold with no onward chain.

- ANNEX / GRANNY FLAT WITH EN SUITE
- DETACHED BUNGALOW
- OFF ROAD PARKING
- WRAP AROUND GARDENS
- CORNER PLOT
- SOUGHT AFTER LOCATION
- NO CHAIN!

ENTRANCE HALLWAY A uPVC double glazed front door opening up into a bright and welcoming hallway with doors leading to adjoining rooms, thermostat heating control, smoke alarm and a gas central heating radiator.

LIVING ROOM - 5.03m x 3.2m (16'6" x 10'6")

A light and spacious living room with sea stunning views, a feature electric fireplace, space for an abundance of furniture, tv point, uPVC double glazed bay window with built in seating to enjoy the outlook of the well manicured front garden and uPVC double glazed door leading out to the side gardens and a gas central heating radiator.

KITCHEN - 3.48m x 3.38m (11'5" x 11'1")

A recently modernised kitchen with a range of overhead, base and drawer units with marble effect square edge work surfaces over. A 1 bowl composite sink and drainer unit, an electric oven with grill integrated, a four ring induction hob with extractor hood above. A range of appliances that will be included also such as washing machine, dishwasher and fridge freezer. Engineered oak flooring, Worcester boiler, a composite door leading out to the gardens/ driveway/bedroom 3, gas central heated radiator, two uPVC double glazed windows.

BEDROOM 1 - 3.78m x 3.05m (12'5" x 10'0")

A wonderfully spacious master bedroom with space for a variety of furniture overlooking the picturesque gardens. Deep wardrobes, uPVC double glazed window and a gas central heating radiator.



BEDROOM 2 - 3.2m x 2.67m (10'6" x 8'9")

A great sized second double bedroom with far reaching sea views. Space for a variety of furniture, uPVC double glazed window and a gas central heating radiator. Stairs leading up to:-

LOFT ROOM - 2.97m x 2.82m (9'9" x 9'3")

A smaller double sized loft room, vaulted ceilings, Velux window and a uPVC double glazed window, door leading into eaves storage and a gas central heating radiator.

BATHROOM

A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in double corner shower unit. Complimentary tiled walls and flooring, a built in airing cupboard, a white heated towel rail, extractor fan and a uPVC obscure double glazed window.

BEDROOM 3 / STUDIO ANNEX - 4.11m x 2.67m (13'6" x 8'9")

A generously sized third bedroom that could also be used as a self-contained annex space. Space for a variety of furniture, a one bowl stainless steel sink and drainer unit with marble effect roll edge work surfaces adjoining with two base units below. A uPVC double glazed door leading out to the gardens and a uPVC double glazed window, gas central heating radiator and a door leading into:-

ENSUITE A modern ensuite with a low level flush WC, a wall mounted wash hand basin and a walk in double shower unit. PVC panelling to the walls within the shower, extractor fan, uPVC double glazed window.

OUTSIDE DRIVEWAY

Parking for a vehicle.

GARDENS

The property boasts beautiful side and front gardens that are predominantly laid to lawn with a variety of mature shrubs and plants. There is also a fish pond and a sizeable deck area perfect for outdoor dining and entertaining.

Address

'Branksome Close, Preston,
Paignton, TQ3 1EA'

Tenure

'Freehold'

Council Tax Band

'C'

EPC Rating

'62 | D'

Contact Details

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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.