



Barcombe Heights | Preston | Paignton | TQ3 1PU

Asking Price Of £775,000

A truly stunning four bedroom, three reception room detached house in this most favoured address. The bungalow is an exceptional example of 21st luxury living with Atrium style hallway, top of the range Wren integrated kitchen with utility room off, opening into dining room. Four double bedrooms with the master bedroom having a fully fitted dressing room. Internal viewing is highly recommended. The accommodation comprises:-

- FOUR BEDROOM, THREE RECEPTION DETACHED BUNGALOW
- PRESTON'S MOST FAVOURED ROAD
- STUNNING 21ST CENTURY REFURBISHMENT
- WREN INTEGRATED KITCHEN/DINER
- TWO BATHROOMS
- DOUBLE GARAGE AND PLENTY OF PARKING

uPVC double glazed front door to:-

ATRIUM HALLWAY CONSERVATORY Columned uPVC double glazed windows and front door. uPVC double glazed raised ceiling glass.

SITTING ROOM - 4.2m x 5.3m (13'9" x 17'4") Natural wood flooring, log burning stove into recess with tiled hearth. Central heating radiator. uPVC double glazing.

INNER HALLWAY Central heating radiator. Opening onto:-

RECESSED STUDY HALLWAY Central heating radiator. uPVC double glazed windows and doors to rear.

CLOAKROOM Low level WC, small wash basin and uPVC double glazing. Central heating radiator.

MASTER BEDROOM WITH DRESSING ROOM - 5.2m into bay x 3.8m (17'0" x 12'5") Recessed wardrobe. uPVC double glazing and a central heating radiator. Opening onto:-

DRESSING ROOM Range of hanging space, shoe shelving and drawers. uPVC double glazed window and central heating radiator.

BEDROOM TWO - 3.2m x 3m (10'5" x 9'10") uPVC double glazing, central heating radiator and open outlook.

FAMILY SHOWER ROOM Walk in walk out shower cubicle with mains shower. Vanity wash hand basin and low level WC. Central heating radiator. Chrome towel ladder and uPVC window.

Address 'Barcombe Heights, Preston, Paignton, TQ3 1PU'

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating 'TBC'

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KITCHEN/BREAKFAST ROOM - 6.6m x 4.4m max (21'7" x 14'5") Range of high-end luxury Wren white and black wall and base units comprising quartz work tops. Further matching base units and breakfast bar. Built in full height units. Integrated appliances including double oven and microwave. Induction hob and extractor over. Integrated fridge, dishwasher and freezer. Concealed combi gas boiler. uPVC patio doors. Spot lighting. uPVC double glazed window. Ceiling window. Opens onto:-

DINING ROOM - 5m x 4.2m (16'4" x 13'9") Central heating radiator. uPVC double glazed bay window.

UTILITY ROOM - 2.4m x 1.9m (7'10" x 6'2") Range of further wall and base units and single sink. Matching wall unit. Central heating radiator.

LANDING uPVC double glazing. Lovely sea views. Access to insulated loft space.

BEDROOM THREE - 5.6m x 4.8m max (18'4" x 15'8") Double aspect with eaves storage. Sea views. Central heating radiator.

BEDROOM FOUR - 4m x 3m (13'1" x 9'10") Double aspect with eaves storage. Central heating radiator.

BATHROOM White suite comprising panelled bath with mains shower. Shower screen. Vanity basin and low level W. uPVC double glazed window. Part tiled. Central heating radiator.

OUTSIDE Driveway with parking for 4/5 cars onto:-

DOUBLE GARAGE/WORKSHOP Power and lighting. Up and over door. Wash hand basin. Rear door.

REAR GARDEN Enclosed front garden with side access leading onto level lawned gardens onto stunning patio and further lawned gardens.

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.