



Duchy Drive | Preston | Paignton | TQ3 1HA

Asking Price Of £499,950

An incredibly spacious four bedroom plus office detached chalet bungalow situated in the extremely desirable location of Preston, Paignton with its own private woodland. The property offers a vast amount of space and comprises of a welcoming entrance hallway, a large living room/diner, a sizeable kitchen, five spacious bedrooms, a modern shower room, picturesque rear gardens, off road parking and garage. The property has beautiful woodland views, access into Scadon Woods and owns part of Scadon woods. The bungalow is positioned in an ideal spot and is within easy reach of local shops, Ocombe farm, schools, the ring road and much more. The property is being offered with no onward chain!

- NO CHAIN!
- FOUR BEDROOMS PLUS OFFICE
- GARAGE AND PARKING
- PICTURESQUE REAR GARDENS
- WOODLAND VIEWS
- SOUGHT AFTER LOCATION

**ENTRANCE HALLWAY** A uPVC double glazed front door opening into a wonderfully wide and welcoming entrance hallway with doors leading to the adjoining rooms, staircase leading to the first floor accommodation, picture rails and wooden beams and a gas central heated radiator.

**LOUNGE/DINER** - 9.85m x 3.74m (32'3" x 12'3") An incredibly large and light filled open living room/diner perfect for entertaining. Space for an abundance of furniture, a feature open fireplace, picture rails and coving, uPVC double glazed bay window to the front aspect and uPVC double glazed French doors leading out to the picturesque rear gardens. Two Gas central heated radiators.

**KITCHEN** - 3.53m x 3.03m (11'6" x 9'11") A sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an eye level electric double oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing got a washing machine, fridge freezer and dishwasher. Tile backsplash, uPVC double glazed window overlooking the stunning rear gardens and a uPVC double glazed door leading outside.

**BEDROOM ONE** - 4.79m x 3.64m (15'8" x 11'11") A spectacularly large master bedroom to the ground floor of the property offering space for a vast amount of furniture. uPVC double glazed bay window overlooking the front gardens and a gas central heated radiator.

**BEDROOM TWO** - 4.88m x 3.22m (16'0" x 10'6") An incredibly spacious double bedroom currently being utilised as a gym overlooking the rear gardens and the woodland. uPVC double glazed bay window, picture rails and a gas central heated radiator.

**Address 'Duchy Drive, Preston, Paignton, TQ3 1HA'**

**Tenure 'Freehold'**

**Council Tax Band 'D'**

**EPC Rating '40 | E'**

### Contact Details

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**SHOWER ROOM** A modern shower room boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in shower. PVC panelled walls, a mirror fronted medicine cabinet, a gas central heated radiator and uPVC obscure double glazed windows.

### FIRST FLOOR

**BEDROOM THREE** - 5.31m x 2.65m (17'5" x 8'8") A further generously sized double bedroom offering ample space. Eaves storage and a Velux window.

**BEDROOM FOUR** - 5.31m x 2.39m (17'5" x 7'10") Again a brilliantly sized double bedroom with further eaves storage and a Velux window.

**BEDROOM FIVE/OFFICE** - 2.8m x 2.15m (9'2" x 7'0") A sizeable fifth bedroom that is currently being utilised as an office that could also make an ideal further bedroom, study, craft room, play room etc. uPVC double glazed windows.

**OUTSIDE** A truly beautiful, private and tranquil rear garden that backs onto Scadson woods. The rear garden has been thoughtfully designed and boasts a large patio area perfect for outdoor dining and entertaining with steps then leading down to a great sized lawn section and decking area. Within the garden is a walk way into the woods where in fact the properties boundary extends into. Water tap, side access to the front of the property and a variety of mature plants and shrubs.

**FRONT** Off road parking leading up to the garage.

**GARAGE** A metal up and over door with overhead lighting, electrical points, combination boiler and metres.

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.