



Duchy Drive | Preston | Paignton | TQ3 1EU

An incredibly spacious three bedroom semi detached home positioned in the extremely desirable location of Preston, Paignton. The property offers a vast amount of space and comprises of a welcoming inner porch way, an extremely large living room, a spacious kitchen/diner, a downstairs WC, three sizeable bedrooms, a family shower room, south facing rear gardens, off road parking and an integral garage. The home is situated in an ideal spot and is within easy reach of local shops, doctors and pharmacies, woodland walks, Marldon village and Paignton town, the ring road and more. The property is being offered with no onward chain!

Offers Over £325,000

- NO CHAIN!
- SPACIOUS ACCOMMODATION
- SOUGHT AFTER LOCATION
- SOUTH FACING REAR GARDENS
- OFF ROAD PARKING
- GARAGE

ENTRANCE PORCH A uPVC double glazed front door opening into a welcoming inner porch way with a uPVC double glazed window to the side aspect with beautiful sea views across to Paignton. Overhead lighting, a gas central heated radiator and a secondary door leading into:-

LIVING ROOM - 7.38m x 3.74m (24'2" x 12'3") An incredibly spacious living room with space for an abundance of furniture. A feature gas fireplace with marble surround, tv and internet points, double aspect double glazing allowing ample natural light to beam through with a uPVC double glazed window to the front aspect and uPVC double glazed French doors leading out to the gardens. Two gas central heated radiators.

KITCHEN/DINER - 6.43m x 3.07m (21'1" x 10'0") A sizeable fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, a range of integrated appliances such as an eye level electric double oven with grill integrated, a four ring induction hob with extractor hood above as well as an integrated dishwasher and fridge freezer. Space and plumbing for a washing machine, complimentary tile backsplash and a uPVC double glazed window overlooking the well-manicured rear garden. The diner section boasts space for a 6 seater table, coving, overhead lighting and a gas central heated radiator.

REAR PORCH A fitted storage cupboard and a uPVC door leading out to the gardens.

CLOAKROOM A low level flush WC, a wall mounted wash hand basin, uPVC obscure double glazed window and a gas central heated radiator.

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

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '73 | C'

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FIRST FLOOR

BEDROOM ONE - 3.83m x 3.73m (12'6" x 12'2") A large master bedroom to the front aspect of the property boasting space for a vast amount of furniture. Beautiful open countryside views, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.73m x 3.43m (12'2" x 11'3") A further generously sized double bedroom overlooking the well-manicured gardens, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.79m x 2.56m (9'1" x 8'4") A sizeable third smaller double bedroom with an open woodland outlook. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A spacious family shower room comprising a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a double corner shower unit. Complimentary tiled walls, a deep airing cupboard housing the hot water tank, uPVC obscure double glazed windows and a gas central heated radiator.

OUTSIDE A sunny south facing rear garden that boasts a large patio area off of the living room ideal for outdoor dining and entertaining. The rest of the gardens are predominantly laid to lawn with a variety of mature plants and shrubs giving the gardens an array of colour. A sizeable summer house, a timber built shed that is equipped with electric and green house are also included, water tap and side gate access.

FRONT Off road parking for a vehicle on a concrete laid driveway leading up to the garage with a sizeable front garden predominantly laid to lawn with further mature shrubs that could allow for further off road parking STPP.

GARAGE Metal up and over door, overhead lighting and electrical points.

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.