



Southfield Avenue | Preston | Paignton | TQ3 1LH

A substantially sized family home located in the extremely desirable location of Preston, Paignton. The property comprises of a wide and welcoming entrance hallway, a large open plan kitchen/diner/lounge perfect for modern day living and entertaining, a useful utility space and cloakroom, four double bedrooms with the master being en-suite, a further family bathroom, a separate study, expansive south east facing rear gardens and an abundance of parking on a tarmac laid driveway. The home is perfectly located within just a short of local shops, doctors and pharmacies, Oldway and Sacred Heart primary, Oldway mansions, Preston beach, bus links and more.

Asking Price Of £525,000

- LARGE DETACHED FAMILY HOME
- MASTER EN-SUITE
- AMPLE OFF ROAD PARKING FOR UP TO 6 VEHICLES
- SOUTH EAST FACING REAR GARDENS
- LARGE OPEN PLAN KITCHEN/DINER/LOUNGE
- SOUGHT AFTER PRESTON LOCATION

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance hallway with oak doors leading to the adjoining rooms, stairs leading down to the lower ground floor accommodation, overhead lighting, a deep fitted storage cupboard and a gas central heated radiator.

BEDROOM ONE A wonderfully bright and spacious master bedroom to the rear aspect of the property with a beautiful outlook across the gardens and a sea glimpse. Space for ample furniture, uPVC double glazed window and a gas central heated radiator. Door leading into

EN-SUITE A sizeable master en-suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in double shower unit, tiled walls, extractor fan, uPVC obscure double glazed window and a chrome heated towel rail.

BEDROOM TWO A second incredibly large bedroom overlooking the front aspect of the home. Built in wardrobe, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE A third generously sized double bedroom again overlooking the sun soaked south east facing gardens, deep built in wardrobes, double aspect uPVC double glazed windows and a gas central heated radiator.

BEDROOM FOUR A fourth greatly spacious bedroom again to the front aspect of the home offering ample space. uPVC double glazed bay window and a gas central heated radiator.

BEDROOM FIVE/STUDY A great sized study that could alternatively make an ideal craft room, office, hobby room etc. uPVC double glazed window and a gas central heated radiator.

Address 'Southfield Avenue, Preston, Paignton, TQ3 1LH'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating "63 | D'

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BATHROOM A spacious family bathroom boasting a three piece suite of low level flush WC, a pedestal wash hand basin and a panelled jacuzzi bath unit with shower attachments above and a protective glass shower screen. Tiled walls, loft hatch, two uPVC obscure double glazed windows and a chrome heated towel rail.

LOWER GROUND FLOOR

KITCHEN/DINER A incredibly bright and large open plan kitchen/diner leading into the living room and also out to the gardens perfect for modern day living and entertaining. The kitchen boasts a 2 bowl stainless steel sink and drainer unit, a range gas cooker with extractor hood above. Space and plumbing for an American fridge freezer and dishwasher. A sizeable kitchen island with breakfast bar seating for 4, space for a 6/8 seater dining table, uPVC double glazed French doors leading out to the gardens, tiled walls, oak floors and a gas central heated radiator.

LOUNGE A spacious living room overlooking the sunny gardens. Tv point, uPVC double glazed French doors and a gas central heated radiator.

UTILITY ROOM Space and plumbing for a washing machine and dryer, tiled flooring, a uPVC obscure double glazed door leading out to the side and a further door leading into:-

CLOAKROOM A low level flush WC, a wall mounted wash hand basin and a cupboard concealing the wall mounted combination boiler.

OUTSIDE A large sun soaked south east facing rear garden that boasts a huge patio area perfect for outdoor dining and entertaining with steps then leading down to the rest of the gardens that are predominantly laid to lawn. Timber built shed, side access to either side and a water tap.

PARKING Off road parking for up to 6 vehicles.

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.