



Southfield Avenue | Preston | Paignton | TQ3 1LJ

Asking Price Of £249,950

A well presented two bedroom ground floor apartment located in the highly desirable location of Preston, Paignton. The property comprises of a welcoming inner hallway, a large living room that opens into the sun room, a sizeable kitchen, two bedrooms, a family bathroom, picturesque beautifully enclosed rear gardens, off road parking and a garage. The property is close to beach/seafront and is perfectly positioned within easy reach of Oldway mansions, local shops, doctors and pharmacies, bus links, schools and more.

- BEAUTIFULLY LANDSCAPED ENCLOSED REAR GARDENS
- GARAGE AND PARKING
- GROUND FLOOR APARTMENT
- SOUGHT AFTER PRESTON LOCATION
- SHORT WALK TO AN ARRAY OF AMENITIES
- CLOSE TO BEACH/SEAFRONT

ENTRANCE An original front door opening into a useful inner porch with a secondary door opening into:-

HALLWAY A welcoming inner hallway with doors leading to the adjoins rooms and overhead lighting. Hanging space for coats in the entrance. Phone point.

LIVING ROOM A spacious and sun soaked living room overlooking the picturesque rear gardens. Space for ample furniture, a feature electric fireplace, tv points, a uPVC double glazed window to the side and a gas central heated radiator. Opening into:-

SUN ROOM A further sitting area within the sun room that is an additional part of the living room perfect for admiring the well manicured gardens. Triple aspect uPVC double glazing allowing an abundance of light to floor through and a sliding patio door leading out to the rear.

KITCHEN A modern fitted 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 hob with extractor hood above. Space and plumbing for a dishwasher and fridge freezer, breakfast bar seating, uPVC double glazed window overlooking the gardens, a door leading out to the rear and a further door leading into:-

UTILITY A useful utility room featuring space and plumbing for a washing and dryer as well as a wall mounted combination boiler.

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

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '66 | D'

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BEDROOM ONE An incredibly large master bedroom to the front aspect of the property offering a great amount of space, deep built in wardrobes, internet point, uPVC double glazed bay window and a gas central heated radiator.

BEDROOM TWO A second single bedroom that would also make a perfect office/study/hobby room etc. uPVC double glazed window and a gas central heated radiator. Cupboard to smart meter.

BATHROOM A modern family bathroom boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Panelled walls, uPVC obscure double glazed windows and a heated towel rail. Cupboard with slatted shelving for storage.

OUTSIDE A beautifully landscaped, sun soaked and picturesque rear garden that has been maintained to a very high standard. Within the gardens is access to a sizeable patio area underneath a timber built pergola perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn with a wide array of mature shrubs and plants. Fish pond, small greenhouse and at the front of the property there's a gravel garden with a block-paved path, gated access from the side.

STOARGE AREAS Under the property are two useful storage areas (limited height) with light, power, water tap outside, useful for storing garden tools, etc.

PARKING Off road parking to the front of the property.

GARAGE A single garage with electric door, overhead lighting and power points.

MATEIAL INFORMATION Tenure: Leasehold. Length Of Lease: 999 years from January 2006. Share of freehold and maintained 50/50 with first floor flat.

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.