



Taylor's
sales & lettings

Asking Price Of £450,000

Southfield Avenue,
Preston, Paignton,
TQ3 1LH

A well-presented detached bungalow just a few minutes walk from the sea located in the lower part of Preston, offering flexible accommodation with 2/3 bedrooms and a well-proportioned, tiered garden to the rear. The property is set back from the road, accessed via a block-paved driveway that provides off-road parking for two vehicles and leads to a single garage. A pathway continues past a neatly maintained front garden to a raised patio area and the main entrance.



ENTRANCE PORCH - 7' 5" max x 6' 2" max (2.26m x 1.88m) Bright and welcoming with uPVC double glazed windows to the front and side, coved ceiling, and an obscure glazed inner door leading into the main hall.

ENTRANCE HALL Spacious and light-filled, featuring coved ceiling, wall and ceiling light points, stairs rising to the first floor, and uPVC double doors opening out to the rear garden. Provides access to the principal ground floor rooms.

SITTING ROOM - 15' 6" x 12' 7" plus bay (4.72m x 3.84m) A cosy yet elegant room with a bay-fronted uPVC double glazed window, feature fireplace housing a multi-fuel burner, coved ceiling with concealed up lighting, radiator, TV and telephone point, internet connection, fire alarm & carbon monoxide detector.

DINING ROOM / BEDROOM 3 - 11' 7" x 7' 0" (3.53m x 2.13m) A versatile room ideal as a dining space, study, or third bedroom, complete with front-facing uPVC double glazed window, coved ceiling, and radiator.

KITCHEN - 15' 2" (4.62m) reducing to 9' 5" x 12' 5" (2.87m x 3.78m) reducing to 7' (2.13m) A well-equipped kitchen with granite work surfaces and a range of base and wall units. Includes an inset stainless steel sink with mixer tap, electric hob with extractor over, integrated fridge, separate integrated freezer, electric hob & eye level oven. Space & plumbing for dishwasher, washing machine & spare fridge or freezer. Rear-facing uPVC double glazed windows and a door lead directly to the garden.

BEDROOM 2 - 11' 10" x 9' 10" (3.61m x 3m) A good-sized double room with views over the rear garden with fitted wardrobes, coved ceiling, and radiator.

WET ROOM / WC - 8' 5" max x 5' 3" max (2.57m x 1.6m) Modern wet room with electric shower area, wash hand basin with vanity, concealed cistern W.C., heated towel rail, inset spotlights, and uPVC obscure glazed window.

FIRST FLOOR

BEDROOM 1 - 21' 3" x 18' 7" max (6.48m x 5.66m) A spacious and bright main bedroom with front and rear-facing uPVC double glazed windows offering elevated views and partial sea glimpses. Features inset lighting, sloped ceilings, under-eaves storage, and access to:-

EN-SUITE - 8' 1" x 5' 2" (2.46m x 1.57m) Fitted with a freestanding bath, vanity unit with inset basin, close-coupled WC, shaver socket and an obscure glazed uPVC window. Cloaks/storage cupboard.

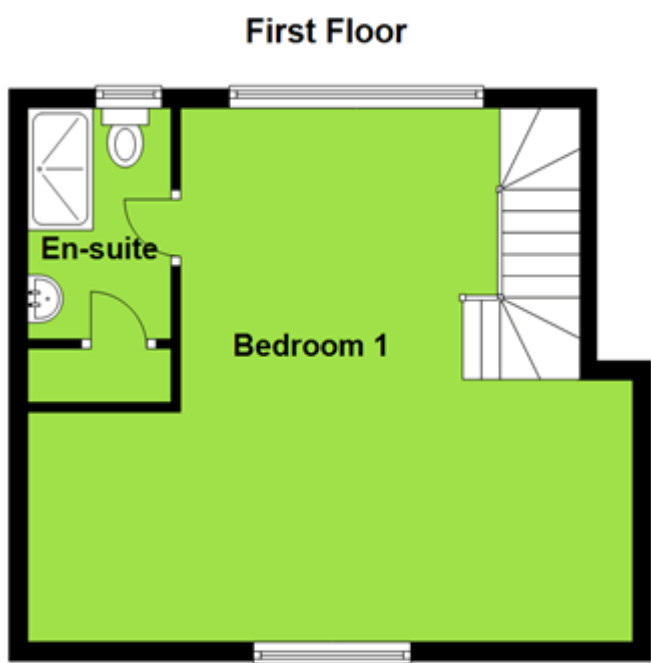
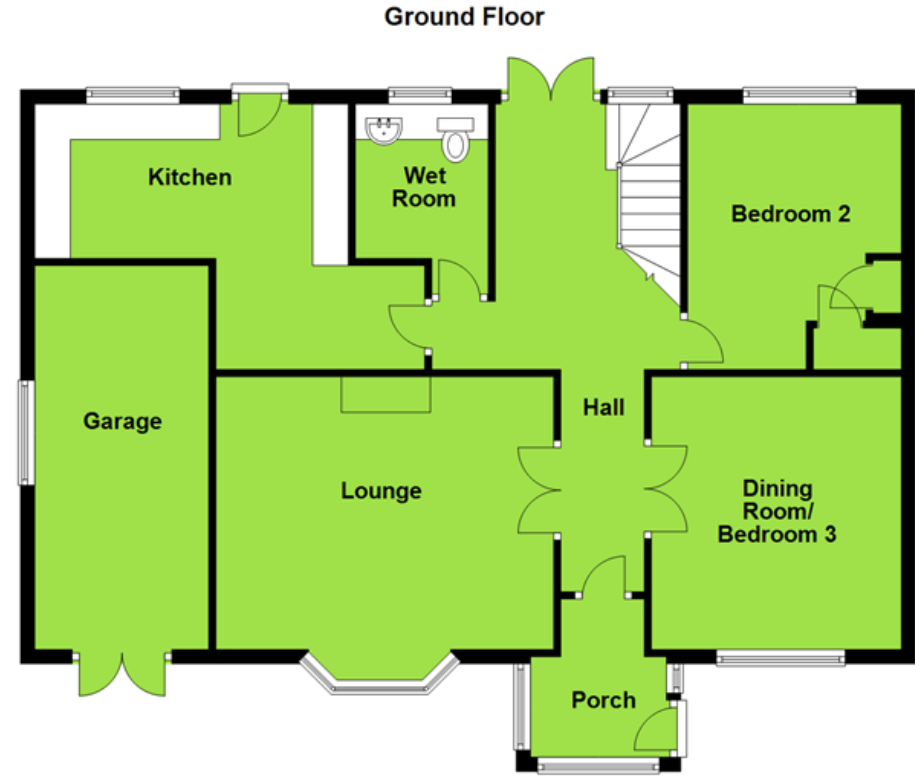
OUTSIDE

FRONT GARDEN The front garden is mainly laid to lawn with a selection of mature shrubs and hedgerow borders. Steps from the path lead to a raised patio that enjoys partial sea views towards Thatcher Rock and Torquay.

PARKING & GARAGE Block-paved driveway offering parking for two cars and access to:-

SINGLE GARAGE - 17' 6" x 8' 0" (5.33m x 2.44m) With double metal doors, lighting, power, wall-mounted combination boiler, and utility meters. Includes an obscure glazed window to the side. Useful eaves storage. The property benefits from a raised patio area under which is a concealed log store.

REAR GARDEN The rear garden is attractively tiered and accessed via the kitchen and reception hall. A generous lower patio area offers gated access to both sides, plus a garden store and utility shed which has electric power points & lighting & ideal for tumble dryer & external freezer, plus storage facilities. This also benefits from a raised patio area under which is a concealed log store & separate recycling bin storage area. Steps lead up to a lawned middle level with a built-in seating area, and further up to a raised timber deck with a summerhouse and playhouse. This top tier provides an open outlook with sea views sea views looking over Oldway Mansion towards Brixham & Berry Head Lighthouse.



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

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '67 | D'

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