



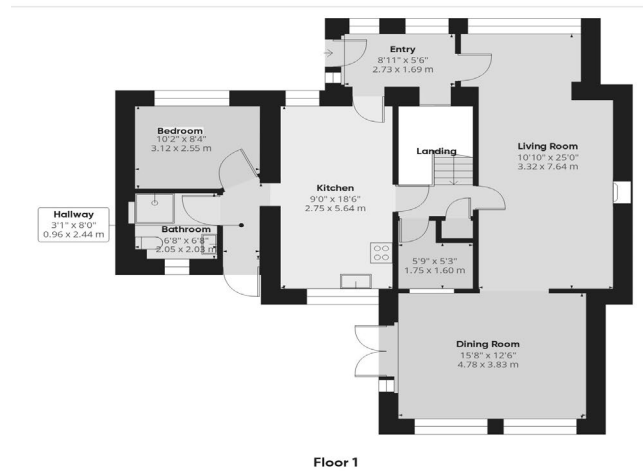
**Taylor's**  
sales & lettings

Offers Over £600,000

Duchy Gardens,  
Preston, Paignton,  
TQ3 1EP

A 4/5 bedroom detached house situated at the end of a quiet cul-de-sac in Higher Preston, providing quality access to ring road and a short reach of small shopping parade. This stunning house has been subject to many improvements over recent years providing a larger family 21st century living home with substantial gardens backing onto woodland. Internal inspection is highly recommend. The accommodation comprises:-





uPVC double glazed front door to:-

HALLWAY uPVC double glazing. Glass balustrading. Doors to:-

LOUNGE - Recessed fireplace with feature cross beam and inset stove and hearth. Central heating radiator. uPVC double glazing.

VAULTED DINING TWO Wood effect flooring. uPVC picture windows taking in stunning countryside views. uPVC French doors onto raised viewing deck taking in stunning country views. Skylights with automatic closing when raining.

STUDY

LANDING Boiler cupboard with a fairly new Vaillant gas boiler for central heating and domestic hot water.

KITCHEN/BREAKFAST ROOM Luxury units comprising high gloss units with quartz work tops comprising 1.5 bowl sink unit with cupboards and drawers under. Feature wall and base units including range gas cooker and concealed dishwasher. uPVC double glazing. Wood effect flooring.

BREAKFAST AREA Central heating radiator. Wood effect flooring. uPVC double glazing.

INNER HALLWAY uPVC double glazed patio doors onto viewing deck. Stable door.

SECOND FLOOR/BEDROOM FIVE Central heating radiator. uPVC double glazing.

SHOWER ROOM Set up as a wet room with shower. Vanity basin and low level WC. Fully tiled. Spot lighting. uPVC double glazing.

LOWER GROUND FLOOR Understairs cupboard. Central heating radiator. Cloaks cupboard and broom cupboard.

MASTER ENSUITE uPVC double glazing. uPVC feature doors onto gardens. Central heating radiator. Lovely countryside views. Luxury suite comprising walk in walk out shower cubicle. Vanity basin, close coupled WC, fully tiled, mirror lighting, spot lighting and extractor fan.

BEDROOM TWO Mirrored wardrobe. uPVC double glazing. Central heating radiator. Spot lighting. Plus storage room off.

BEDROOM THREE uPVC double glazing. Central heating radiator. Lovely country views.

BEDROOM FOUR Central heating radiator. uPVC double glazing.

BATHROOM High end suite comprising large tub style bath, vanity basin, close coupled WC, fully tiled, electric shower, chrome radiator and spot lighting.

UTILITY ROOM Fitted utility units with appliance space and larder store and cupboards over.

OUTSIDE Parking for 3/4 cars.

GARDENS Magnificent gardens mainly laid to lawn with resin pathways and patio area onto decked garden taking in stunning countryside views. Further more natural garden areas to the rear. Side access.

GREEN HOUSE Log store and backs onto woodland.

AGENTS NOTE 1) Solar panelling also has battery. 2) The property is described as link detached because the neighbours garage joins onto the far side of the house.

Address 'Duchy Gardens, Preston, Paignton, TQ3 1EP'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '60 | D'

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