



Barcombe Road, Preston, Paignton

£389,950



WILLIAMS HEDGE
estate agents



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64 BARCOMBE ROAD, PRESTON, PAIGNTON, DEVON TQ3 1QB

3/4 bedroom detached Bungalow | Sought after residential location | Refurbished internally and some exterior finishing required | Spacious entrance hall | Stunning kitchen/diner and family room | Sitting room | Three bedrooms | Shower room | Utility | Landscaped rear garden | Off-road parking bay

In the sought-after Preston area this detached bungalow has been refurbished by the current owners to provide comfortable accommodation with a stunning kitchen/diner/family room to the rear. The property does require completion in some areas, namely to the front aspect with the front garden and driveway, the main bathroom to the side and some external landscaping. Presently the property offers an off-road parking space at the front with concrete pathway and steps crossing the front garden and leading to the front door. Once inside there is a spacious reception hall leading to the accommodation which comprises a sitting room with bay window to the front aspect, stunning kitchen/diner and family room to the rear, utility, shower room/W.C and three bedrooms. To the rear is a landscaped garden accessed from the kitchen with steps leading to a level space partly laid to artificial grass and to patio. An Internal inspection is highly recommended in order to appreciate the stunning interior and the potential on offer.

Preston sits between Old Paignton and the boundary with Torquay at Hollicombe and is close to the Historic Oldway Mansion. The main points of interest include the beach, known as Preston Sands, and the neighbouring Paignton beach with its green and pier. Nearby amenities include Primary school, shops, restaurants and public houses and is located within half a mile of the town centre which offers a fine and varied range of shopping facilities and amenities, beaches and harbour, railway and bus station.

The Accommodation Comprises

STORM PORCH With light point, electric meter and door to

RECEPTION HALL - 5.74m x 3.4m (18'10" x 11'2" maximum dimensions) Light point, inset spotlights, smoke detector, UPVC double glazed window to front, hatch to loft space, radiator with thermostat control, tiled floor, doors to

SITTING ROOM - 4.24m x 3.43m (13'11" into bay x 11'3") Coved ceiling with light point, UPVC double glazed bay window to front aspect, radiator with thermostat control, TV connection point, telephone point, fireplace with inset electric fire.



KITCHEN/DINER/FAMILY ROOM - 6.81m x 4.72m (22'4" x 15'6")

Kitchen area: Wall units, built-in electric oven and conventional oven, space for American style fridge freezer, integral dishwasher, island with inset Induction hob with storage cupboards below, door to utility, tiled flooring with underfloor heating.



Family Area: Inset spotlights and Bluetooth speaker, UPVC double glazed sliding door to the rear garden, continuation of tiled flooring with underfloor heating.



UTILITY - 2.92m x 1.37m (9'7" x 4'6") Inset spotlights, smoke detector, space and plumbing for washing machine with tumble dryer over, wall mounted boiler, consumer unit, tiled flooring, door to

BEDROOM ONE - 3.89m x 3.2m (12'9" x 10'6") Inset spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobes to one wall with shelving and hanging rail, TV connection point, two radiators with thermostat control.



BEDROOM TWO - 3.2m x 2.24m (10'6" x 7'4") Inset spotlights, UPVC double glazed window to side, panelling to walls, radiator with thermostat control, wardrobe with shelving and hanging rail.



BEDROOM THREE - 3.2m x 2.29m (10'6" x 7'6") Inset spotlights, UPVC double glazed window to side, radiator with thermostat control, fitted wardrobe with shelving and hanging rail.



SHOWER ROOM - 1.6m x 1.4m (5'3" x 4'7") Inset spotlights, extractor fan, window. Comprising corner shower cubicle, vanity unit with wash hand basin, close coupled W.C, heated towel rail, tiled floor with underfloor heating.



OUTSIDE

FRONT To the front of the property is a parking bay providing off road parking for one vehicle and a concrete pathway leading to the front door.

REAR To the rear of the property is a good sized enclosed garden which has been landscaped to offer a level lawned space and a patio with built-in seating area, enclosed by timber fence and block wall. To the side is a useful timber built store and gated side access.

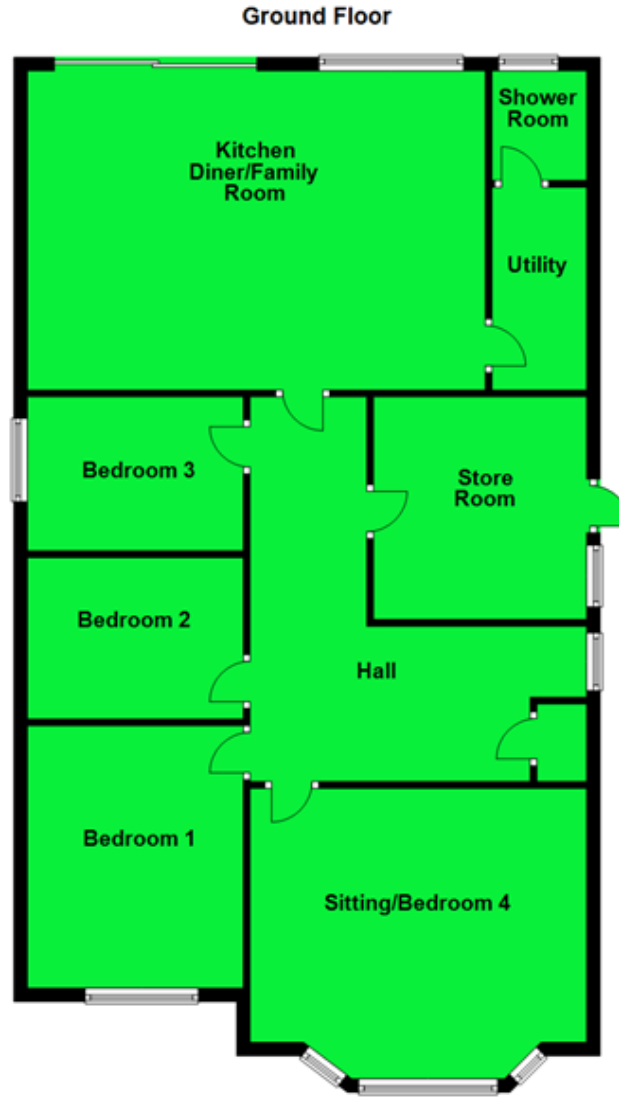


Age: (unverified)	Postcode: TQ3 1QB
Current Council Tax Band: C	Stamp Duty:* £6,997 at asking price
EPC Rating: D	
Electric meter position: Front door	Gas meter position:
Boiler positioned: Utility - combi	Water:
Loft: Part boarded, part insulated, ladder	Rear Garden Facing: South
Total Floor Area: approx. 107sqm, 1151sqft	

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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