



Bay View, Preston, Paignton

£250,000



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24 BAY VIEW, PRESTON, PAIGNTON, DEVON TQ3 2DL

Period terraced home | Deceptively spacious accommodation | Cul-de-sac position | Convenient for local amenities and Preston seafront | Entrance porch | Hallway | Sitting room | Dining room | Kitchen | Ground floor W.C | Three bedrooms | Bathroom | Shower room | Double glazing | Gas central heating | Front and rear gardens | Sea views

In a cul-de-sac position in the sought-after Preston area the property offers a deceptively spacious period home with sea views. The accommodation is arranged over three floors with the ground floor comprising an entrance porch which then opens into the entrance hall and to the ground floor accommodation which comprises a sitting room to the front aspect, dining room, kitchen and a W.C. On the first floor are two bedrooms, a shower room and bathroom/W.C. On the third floor is a further bedroom with velux windows to the front and rear enjoying sea views to Torquay and Brixham. Outside is an enclosed garden to the rear which is accessed from the kitchen mainly laid to patio and with a timber decked area at the rear providing a further seating space. An internal inspection is highly recommended to appreciate the accommodation on offer and the superb convenient location.

Bay View is conveniently situated close to local amenities which include a variety of cafes, restaurants, day to day shops and mini supermarkets. Preston is also on the number 12 bus route linking the Torbay towns of Brixham and Torquay and also covering Newton Abbott. Preston Sands is also nearby offering waterside leisure activities.

The Accommodation Comprises

UPVC obscure glazed door to

ENTRANCE PORCH - 1.09m x 0.76m (3'7" x 2'6") Coved ceiling with ceiling rose and pendant light point, door to,

HALLWAY - 3.02m x 0.76m (9'11" x 2'6") Coved ceiling with pendant light point, smoke detector, stairs with hand rail to first floor, radiator with thermostat control, doors to

SITTING ROOM - 3.33m x 3.3m (10'11" x 10'10") Coved ceiling with ceiling rose and pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, feature fireplace, TV connection point, storage cupboards.



DINING ROOM - 4.09m x 3.53m (13'5" x 11'7") Coved ceiling with light points, smoke detector, storage and shelving to chimney recesses, radiator with thermostat control, under stairs storage, opening to



KITCHEN - 3.3m x 2.57m (10'10" x 8'5") Directional spotlights, UPVC double glazed window to rear aspect, UPVC double glazed door opening to the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged worksurfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, built-in eye level double electric oven, tiled surrounds, eye level cabinets, space and plumbing for washing machine, space and plumbing for dishwasher, tiled flooring, door to



GROUND FLOOR W.C - 2.21m x 0.48m (7'3" x 1'7") Light point, extractor fan, close coupled W.C, vanity unit with inset wash hand basin and tiled surround, radiator with thermostat control, tiled flooring.

FIRST FLOOR LANDING Pendant light point, smoke detector, stairs to second floor, storage cupboard, doors to

BEDROOM ONE - 3.33m x 3.33m (10'11" into door recess x 10'11") Coved ceiling with ceiling rose and pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, dado rails, bifold door to



OUTSIDE

FRONT At the front of the property is a courtyard garden laid to timber decking and enclosed by low-level block wall with paved pathway leading to the front door.

REAR At the rear of the property and accessed from the kitchen is a level garden enclosed by block wall and timber fence to patio with a decked area at the rear offering an additional covered seating space with grapevine. Gated access onto rear service lane.

SHOWER ROOM/W.C - 2.01m x 1.19m (6'7" x 3'11") Coved ceiling with inset spotlights, extractor fan, strip light and shaver socket. Comprising corner shower cubicle with sliding doors, pedestal wash hand basin, close coupled W.C, radiator with thermostat control, door to landing.



BEDROOM TWO - 4.39m x 2.08m (14'5" max x 6'10" max) Coved ceiling with pendant light point, UPVC double glazed window to rear aspect with sea views across the bay towards Torquay including Thatcher Rock, dado rails, radiator with thermostat control, fitted storage cupboards.

AGENTS NOTE Please note that there is a pedestrian right of way across the rear section of the garden for a neighbouring property.

BATHROOM/W.C - 2.67m x 2.06m (8'9" x 6'9") Directional spotlights, UPVC double glazed window to rear aspect with sea views across the bay towards Torquay, heated towel rail, part tiled walls. Comprising corner bath with shower attachment over, pedestal wash hand basin, close coupled W.C, extractor fan.

SECOND FLOOR LANDING Wall light point, smoke detector, velux window with sea views, fitted shelf to recess, door to

BEDROOM THREE - 3.3m x 2.49m (10'10" x 8'2") With sloping ceilings, light point and velux windows with sea views from the rear across the bay to Torquay and from the front across Paignton and Preston seafront towards Broadsands and Brixham. Radiator with thermostat control, access to under eaves storage.

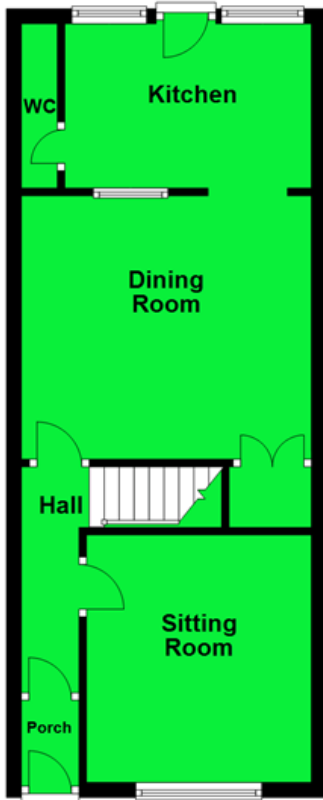
Age: (unverified)	Postcode: TQ3 2DL
Current Council Tax Band: B EPC Rating: D	Stamp Duty:* £0 at asking price
Electric meter position: Lounge cupboard	Gas meter position: Understairs cupboard
Boiler positioned: Downstairs W.C	Water: Rates
Total Floor Area: approx. 1022sqft 95sqm	Rear Garden Facing: North East

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

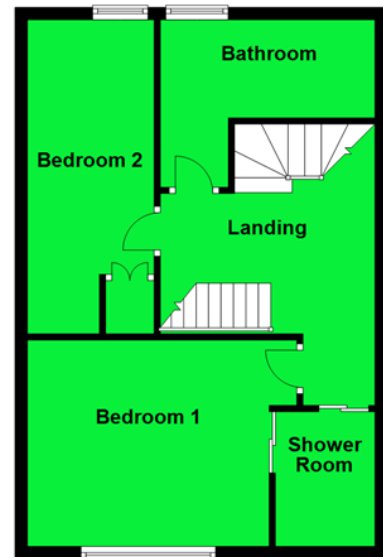
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

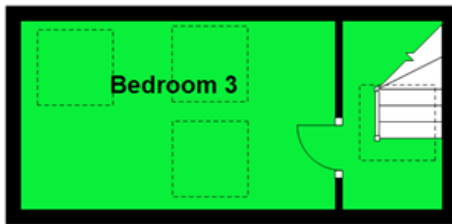
Ground Floor



First Floor



Second Floor



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