



Cecilia Road, Preston, Paignton

£325,000



WILLIAMS HEDGE
estate agents



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6 CECILIA ROAD, PRESTON, PAIGNTON, TQ3 1BD

Detached bungalow | Cul-de-sac position | Front and rear gardens | Sea views | Hall | Sitting room
Dining room | Kitchen | Utility | Two double bedrooms | Shower room | Driveway and garage front
of the gardens

A detached bungalow in a cul-de-sac position in the sought after Preston area. Approached from the road a block paved driveway provides off-road parking and leads to the single attached garage. An entrance porch then leads to the reception hall with the ground floor accommodation comprising a sitting room with a window to rear aspect and opening to the dining room which could be separated off to create a third bedroom if required as there is also a door providing access from the hallway, a modern kitchen, utility room, double bedroom and shower room/W.C. On the first floor there is a further double bedroom with access into a large loft space which offers potential to create additional accommodation subject to any necessary consents. At the rear of the property is a good-sized garden arranged over to tiers with access to a useful under house storage area with limited head height. An internal inspection is highly recommended in order to appreciate the accommodation offer.

Cecilia Road is situated in the popular residential area of Preston approximately 1 1/2 miles distance to the amenities of Preston and Paignton town centre which offer a varied range of day-to-day shopping facilities. The town offers a railway station, bus terminal and good access with link road for the A380 Devon Expressway for Exeter, M5 and beyond.

The Accommodation Comprises

UPVC double glazed sliding door to

ENTRANCE PORCH - 1.73m x 0.69m (5'8" x 2'3")
Strip light, UPVC double glazed windows to side, obscure glazed door to

RECEPTION HALL - 3.89m x 1.7m (12'9" x 5'7")
Pendant light point, radiator, stairs with handrail to first floor, cupboard housing the electric meter and consumer unit, doors to

SITTING ROOM - 3.99m x 2.92m (13'1" x 9'7" plus bay window)
Coved ceiling with pendant light point, UPVC double glazed bay window to rear aspect with open outlook over the surrounding area including some sea views, radiator with thermostat control, TV connection point, telephone point, mounted electric heater, opening to



DINING ROOM - 3.2m x 2.9m (10'6" x 9'6")
Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator thermostat control, storage cupboard with shelving, door to hallway.

KITCHEN - 2.9m x 2.9m (9'6" x 9'6")
Directional spotlights, UPVC double glazed window to rear aspect with open outlook, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with granite work surfaces over, inset 1.5 bowl sink with mixer tap over, inset four ring electric hob with extractor over, granite upstands, matching wall mounted cabinets, integral fridge and freezer, built-in electric oven and microwave, obscure glazed door to



UTILITY - 4.39m x 1.32m (14'5" x 4'4")
Directional spotlights, UPVC obscure glazed doors to front and rear, radiator thermostat control, base units with work surfaces over an inset single sink, space for under worktop appliances, space and plumbing for washing machine, eyelevel cabinets.

BEDROOM ONE - 3.81m x 2.9m (12'6" x 9'6")
 Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator thermostat control, telephone point.



SHOWER ROOM/W.C - 1.91m x 1.88m (6'3" x 6'2")
 Light point, UPVC obscure glazed window. Comprising shower cubicle with electric shower and sliding door, vanity unit with inset wash and basin, close coupled WC, heated towel rail.



BEDROOM TWO - 5.05m x 3.3m (16'7" x 10'10")
 Pendant light points, UPVC double glazed window to side and rear with open outlook over surrounding area and sea views, radiator with thermostat control, access to large loft space.

OUTSIDE

FRONT At the front of the property is on a block paved driveway providing off-road parking for one vehicle garage, the pathway then continues through the front garden and to the front door. There is a raised garden planted with shrubs and a gravelled area with central steps.

REAR At the rear of the property is a good-sized garden arranged over two terraces mainly laid to lawn and enclosed by low level block wall with access to a useful under house store and two greenhouses.



GARAGE Metal up and over door, wall mounted boiler, gas meter, UPVC double glaze window to rear, cold water tap.

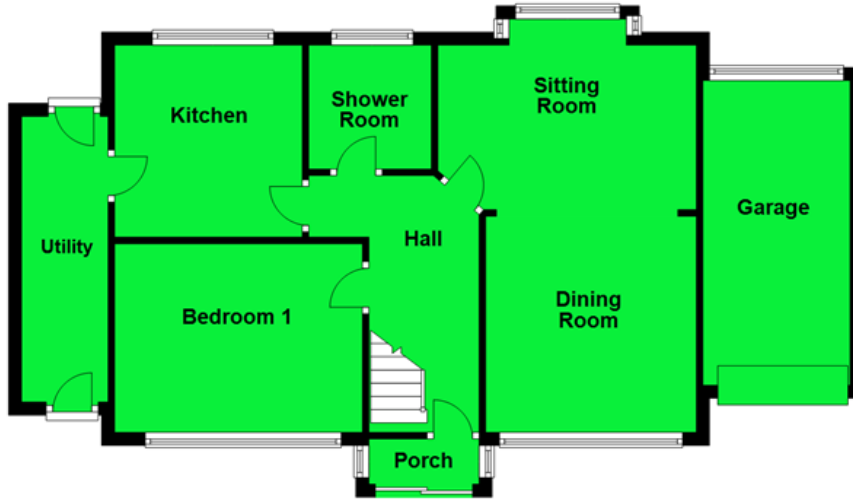
Age: (unverified)	Postcode: TQ3 1BD
Current Council Tax Band: C EPC Rating: D	Stamp Duty:* £3,750 at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Total Floor Area: approx. 785sqft 73sqm	Rear Garden Facing:

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

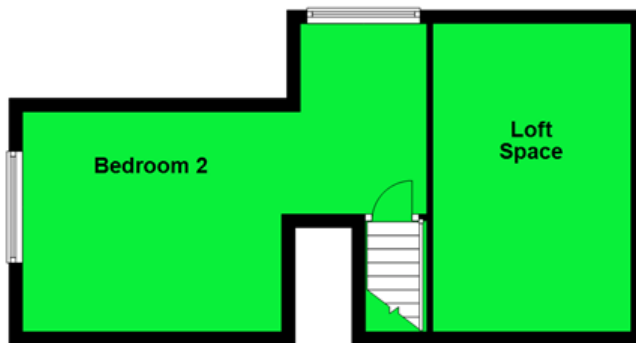
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Ground Floor



First Floor



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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