



Seaway Gardens, Preston, Paignton

£350,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## 2 SEAWAY GARDENS, PRESTON, PAIGNTON, DEVON TQ3 2PE

Spacious semi-detached family home | Cul-de-sac position | Convenient for local amenities and seafront  
Off-road parking | Enclosed garden | Entrance porch | Hallway | Sitting room | Family room | Kitchen  
Dining room | Ground floor W.C | Four bedrooms | Shower room/W.C | Bathroom | Cellar

Conveniently situated just off Preston High Street and with good access to the seafront and Preston Sands, the property offers a semi-detached family home with enclosed garden and off road parking. Approached from the front, a low maintenance garden leads to the entrance porch and once inside, the entrance hall leads to the ground floor accommodation which comprises a sitting room with bay window to the front aspect, family room, kitchen, dining room with access onto the garden and a ground floor W.C. On the first floor there are three bedrooms, a bathroom and shower room/W.C. On the second floor is a fourth bedroom with views across the bay to Brixham. Outside is a garden to the front and side and an off road parking space to the rear with access to a useful cellar area. An internal inspection is highly recommended in order to appreciate the accommodation on offer and the superb location.

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

UPVC doors to

**ENTRANCE PORCH** - 2.64m x 0.97m (8'8" x 3'2") Pendant light point, UPVC double glazed windows to front and sides, tiled flooring, door to

**RECEPTION HALL** - 3.86m x 1.42m (12'8" x 4'8" max) Pendant light points, picture rails, stairs with hand rail to first floor, radiator with thermostat control, under stairs storage cupboard. Doors to

**SITTING ROOM** - 4.27m x 3.71m (14'0" into bay x 12'2") Light point, picture rails, UPVC double glazed bay window to front aspect, radiator with thermostat control, fireplace with electric fire, TV connection point.



**FAMILY ROOM** - 3.73m x 3.66m (12'3" x 12'0") Wall light points, picture rails, UPVC double glazed window to rear aspect, radiator with thermostat control, wall mounted electric fire.



**KITCHEN** - 3.99m x 2.41m (13'1" max x 7'11" max) Directional spotlights, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surrounds, matching eye level cabinets, built-in eye level double electric oven, space for under worktop fridge and freezer. Door to



**DINING ROOM** Coved ceiling with light point, wall light points, picture rails, UPVC double glazed windows to rear and side aspect, UPVC double glazed doors opening onto the rear garden, radiator with thermostat control, wall mounted electric fire.



**GROUND FLOOR W.C** - 1.4m x 0.79m (4'7" x 2'7") Inset spotlights, extractor fan, comprising close coupled W.C, wall mounted wash hand basin, part tiled walls.

**FIRST FLOOR LANDING** - 3.18m x 2.41m (10'5" x 7'11" max) Pendant light point, picture rails, UPVC double glazed window to side, stairs to second floor, doors to

**BEDROOM ONE** - 4.29m x 3.71m (14'1" into bay x 12'2") Pendant light point, picture rails, UPVC double glazed bay window to front aspect, radiator with thermostat control.



**BEDROOM TWO** - 3.71m x 3.66m (12'2" x 12'0") Pendant light point, picture rails, UPVC double glazed window to rear aspect with sea views towards Brixham, radiator with thermostat control.

**BEDROOM THREE** - 2.46m x 2.44m (8'1" x 8'0" maximum dimensions) Pendant light point, UPVC double glazed window to rear aspect with sea view towards Brixham, picture rails.

**BATHROOM** - 2.39m x 1.47m (7'10" x 4'10" into door recess) Inset spotlights, UPVC double glazed window, panelled bath with shower attachment over, pedestal wash hand basin, heated towel rail, tiled walls.



**SHOWER ROOM/W.C** - 2.01m x 1.3m (6'7" x 4'3") Inset spotlights, UPVC obscure glazed window. Comprising shower cubicle with sliding door, wall mounted wash hand basin, close coupled W.C, heated towel rail, tiled walls.

**SECOND FLOOR**

**BEDROOM 4/LOFT ROOM** - 4.22m x 4.11m (13'10" max x 13'6" max) Directional spotlights, velux windows with far reaching sea views across the bay towards Brixham, part sloping ceilings, radiator with thermostat control, access to under eaves storage.

**OUTSIDE**

**FRONT** At the front of the property is a low maintenance garden laid to paving and stone chippings with raised planting beds and enclosed by block wall offering a good degree of seclusion.



**SIDE** At the side of the property is a further garden space laid to lawn, enclosed by low-level block and brick wall with mature trees and shrubs. This area is also accessed from the dining room with a gravel pathway continuing to the rear.



**REAR** At the rear of the property is a gravelled driveway providing off road parking for one vehicle and there is also access from the dining room. There is a useful under house storage facility measuring housing washing machine and boiler. Outside light. Outside tap.

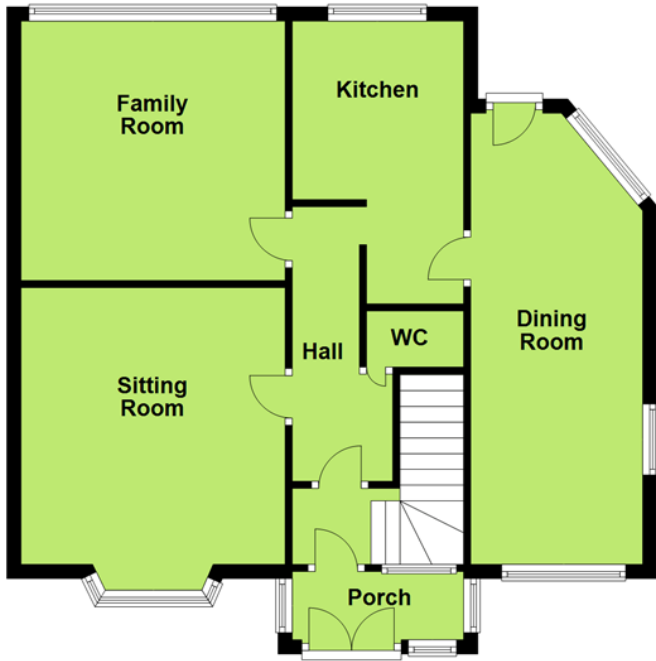
Age: 1924 (unverified)	Postcode: TQ3 2PE
Current Council Tax Band: D	Stamp Duty:* £5,000 at asking price
EPC Rating: D	
Electric meter position: Cellar	Gas meter position: Understairs
Boiler positioned: Cellar	Water: Meter
Loft: Converted	Rear Garden Facing:
Total Floor Area: square meters	Square foot:

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

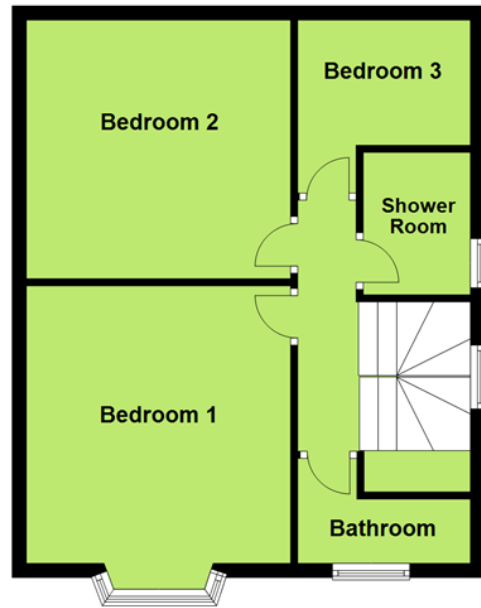
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

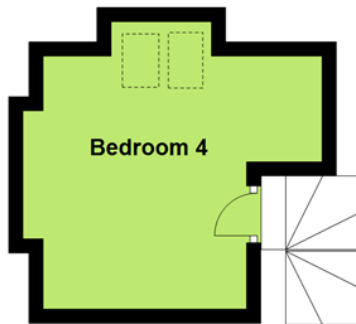
### Ground Floor



### First Floor



### Second Floor



**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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