



Bay View, Preston, Paignton

£235,000



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

27 BAY VIEW, PRESTON, PAIGNTON, TQ3 2DL

Mid Terrace character home | Cul-de-sac location | Sought-after lower Preston area | Entrance hall
Sitting room with bay window | Kitchen/dining room | First floor landing | Two bedrooms
Shower room/WC | Sea views | Courtyard garden to front | Level and enclosed garden to rear

In the sought-after lower Preston area, the property offers a character home in a cul-de-sac position.

Preston offers an excellent range of amenities and shopping facilities with a wide selection of day-to-day and convenience stores, mini supermarkets, public houses and restaurants, coffee shops, takeaways, surgeries and it is also on the main number 12 bus route linking the remainder of Torbay and Newton Abbot. Preston also has a seafront and beach which are within walking distance of the property.

Approached from the road a wrought iron gate opens into the front courtyard which offers a low maintenance space and a pathway leading to the front door. Once inside, the entrance hall leads to the ground floor accommodation which comprises a sitting room with bay window to the front aspect and sea views to Brixham, an open plan kitchen/dining room with double doors opening onto the level and enclosed rear garden. On the first floor, the landing leads to two bedrooms and a shower room/WC. The property is further complimented throughout with UPVC double glazed windows and doors and gas central heating. An internal inspection is highly recommended in order to appreciate the accommodation on offer and the convenient and accessible location.

The Accommodation Comprises

UPVC obscure glazed door to,

ENTRANCE HALL - 5.36m x 1.4m (17'7" x 4'7") Coved ceiling with light points, radiators, cupboard housing the electric meter, doors to

SITTING ROOM - 4.22m x 3.35m (13'10" x 11'0") Coved ceiling with wall light points, UPVC double glazed bay window to front aspect with sea views towards Brixham, radiator, fireplace with inset living flame gas fire.



KITCHEN/DINING ROOM - 4.37m x 3.51m (14'4" x 11'6")

Kitchen area - Directional spotlights, UPVC double glazed window overlooking the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset five ring gas hob with extractor over, tiled surround, matching wall cabinets, built-in electric oven, space and plumbing for washing machine, space for further under worktop appliance.



Dining area - Coved ceiling with light point and ceiling fan, UPVC double glazed doors opening onto the rear garden, feature fireplace, radiator, under stairs storage cupboard with light point, shelving and consumer unit.



FIRST FLOOR LANDING Coved ceiling with light point, smoke detector, hatch to loft space, doors to

BEDROOM ONE - 4.37m x 3.35m (14'4" x 11'0") Pendant light point and coved ceiling, UPVC double glazed window to front aspect with sea views to Brixham, radiator. Fitted bedroom furniture to one wall comprising wardrobes and central dressing table.



BEDROOM TWO - 4.39m x 2.08m (14'5" x 6'10" max) Pendant light, UPVC double glazed window to rear aspect with sea views towards Torquay. Radiator, fitted wardrobe to recess with bifold doors.

SHOWER ROOM/WC - 2.59m x 2.06m (8'6" x 6'9") Coved ceiling with light point, UPVC double glazed window to rear aspect with sea views to Torquay, radiator, heated towel rail. Comprising large walk-in shower with glazed screen, pedestal wash hand basin, close coupled WC, cupboard housing the boiler, part tiled walls.



OUTSIDE

FRONT To the front of the property is a raised courtyard garden laid to stone chippings and enclosed by low-level block wall with wrought iron gate opening onto paved pathway leading to the front door. There is parking on the roadside on a first come first served basis.

REAR To the rear of the property is a level garden accessed from the dining area and mainly laid to paving for ease of maintenance with raised planting borders to the side and enclosed timber fence. There is a timber gate opening onto a rear service Lane, outside tap and outside light.



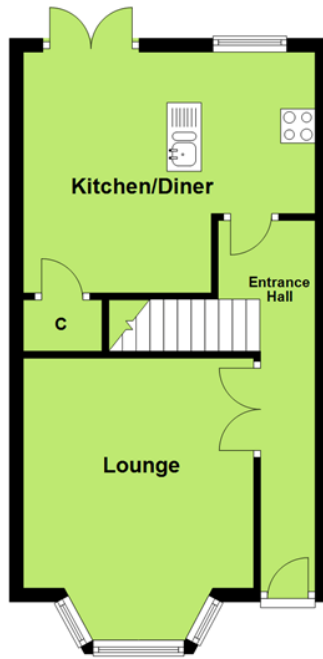
Age: (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: C EPC Rating: D	Tenure: Freehold
Services – Mains gas, electric, water & sewerage	
Electric Meter Position: Under stairs	Gas Meter Position:
Boiler Position: Shower room - combi	Water:
Loft: Insulated	Rear Garden Facing: North West
Total Floor Area: approx. 70 sqm	Square foot: approx. 753 sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

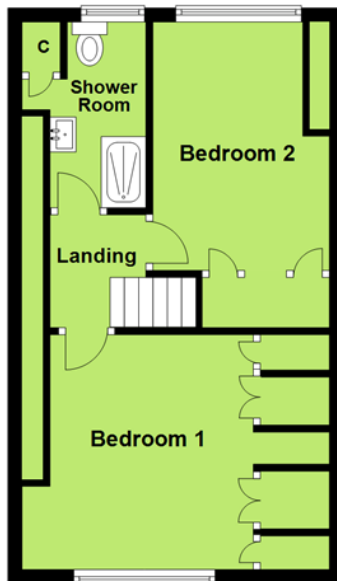
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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