



Our View “An immaculate property with truly delightful views over Torbay”

A superb two-bedroom detached property offering breathtaking sea views across the bay located in Preston, Paignton.

The accommodation begins with the entrance porch with tiled flooring and an archway giving access to the main entrance and entrance hallway where you have access to the principal rooms. The spacious living room, which has a large double-glazed window to the rear aspect enjoying breathtaking sea views over Torbay and the coastline, has wood effect laminate quickstep flooring and feature wall mounted radiators. From the entrance hallway you also have access to the kitchen/dining room with a superb modern fitted kitchen with a matching range of wall and base level units with a stainless-steel mixer tap sink and drainer. Built-in appliances include a dishwasher and feature range cooker and there is space for a fridge freezer. The room features inset spotlights, engineered oak wooden flooring and a double-glazed window and door to the rear where you enjoy the fantastic views over the garden and coast. A door from the kitchen leads to a side porch and a door providing access to the utility

cupboard space with plumbing for a washing machine and tumble dryer and access to the side of the property and to the rear garden. From the entrance hallway you also have access to the two double bedrooms, both bright and spacious, with the master bedroom having large built-in wardrobes along with super modern fitted en suite shower room comprising a low-level WC, pedestal wash hand basin with storage beneath and a corner shower and there is an obscured double-glazed window to the side. Opposite the master bedroom you have the superb family bathroom with a suite comprising a low flush WC, pedestal wash hand basin again with storage beneath and separate panelled bath and shower from the mains and there are part tiled walls and an obscured double-glazed window to the side. A storage cupboard is also found from the entrance hallway. Externally the property enjoys very well-maintained gardens. To the front you have a block paved sweeping driveway providing off-road parking for three to four cars leading to the front entrance and garage with an electric operated door, Further work units with stainless steel mixer tap sink and drainer, power and light provided. To the rear of the property, accessed via the

kitchen/dining room, a few steps lower to a patio providing an ideal space for outside dining and entertaining enjoying the superb far-reaching views. Steps descend to a further level with a lawn and patio bordered by an attractive assortment of flowerbeds and again lower to a further lawn and continued seating areas. The garden must be seen to be appreciated along with these breathtaking views There is also access to good size and useful under house storage which house the boiler and rear access to the garage .

- Superb detached property
- Spacious living room
- Modern fitted kitchen / dining room
- Two double bedrooms (master ensuite)
- Fitted family bathroom
- Enclosed well presented gardens
- Panoramic views over Torbay
- Driveway and garage

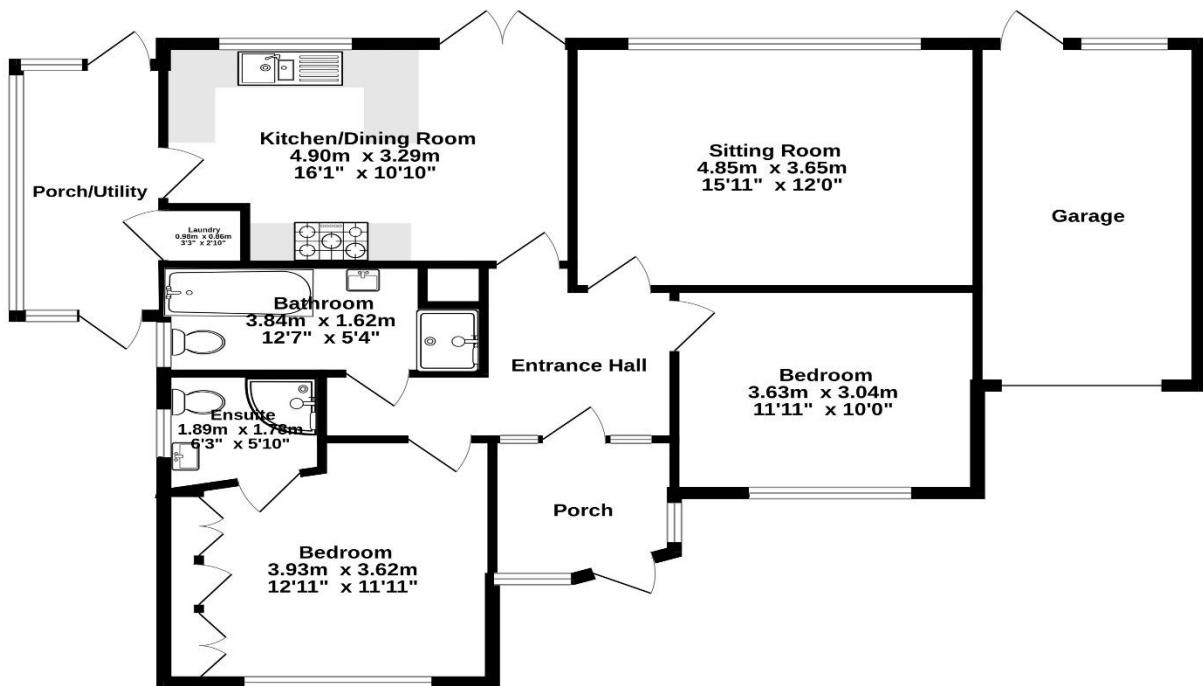




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)		
D (55-68)		
E (39-54)	41	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Ground Floor
98.9 sq.m. (1065 sq.ft.) approx.



TOTAL FLOOR AREA : 98.9 sq.m. (1065 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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