



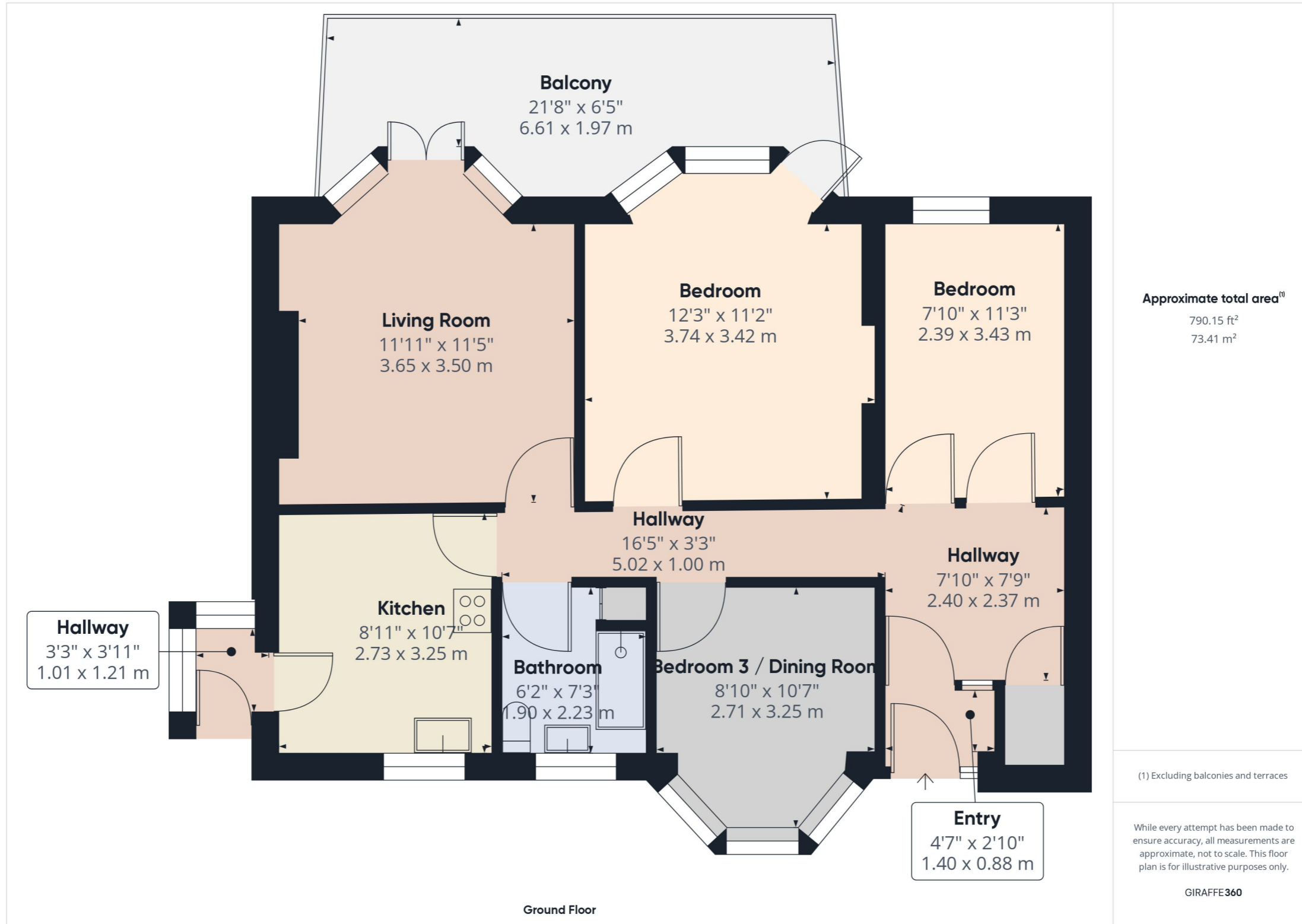
Ridgewater

Local • Independent • Experts

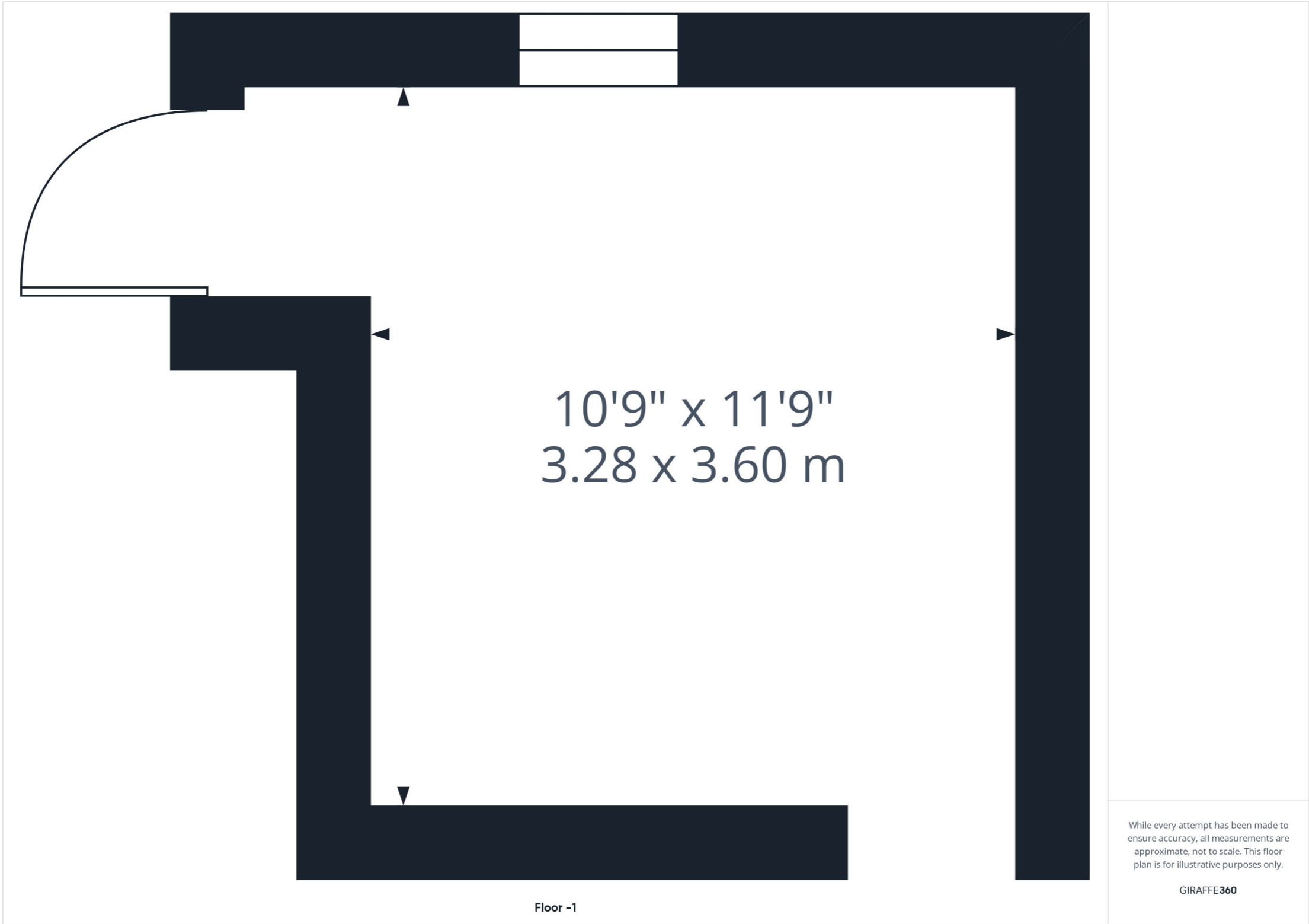
**3 Bedroom Detached Bungalow for Sale in Duchy Drive,
Preston, Paignton**

£379,950

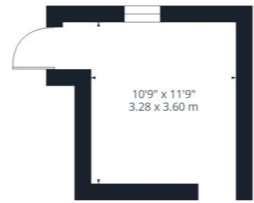
FLOOR PLAN



FLOOR PLAN



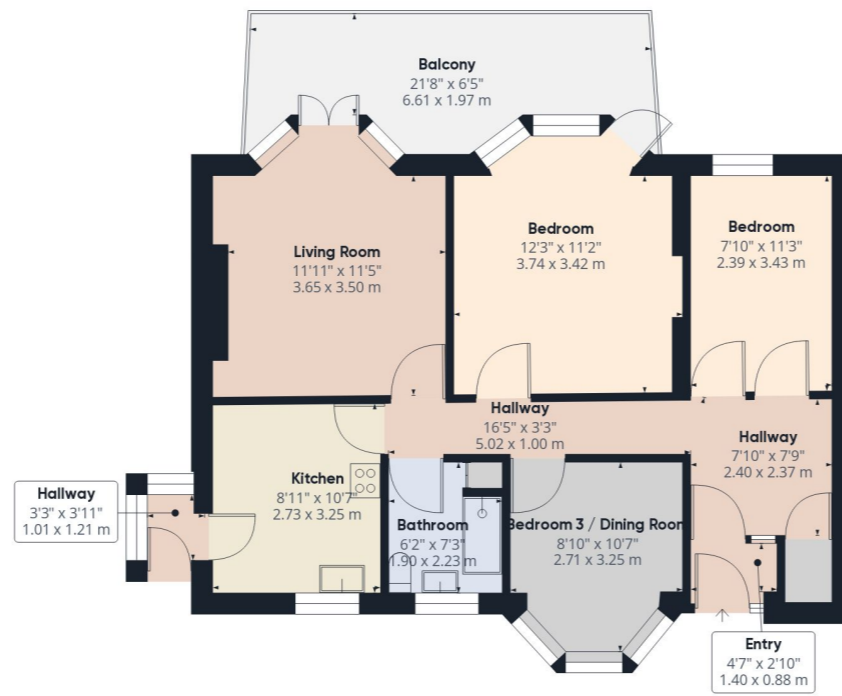
FLOOR PLAN



Approximate total area⁽¹⁾

790.15 ft²
73.41 m²

Floor -1



Ground Floor

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DESCRIPTION

Don't miss out of the fantastic opportunity to find your perfect home, the property offers views to the rear and is ready to be made into your dream home. Situated in the popular Duchy Drive, the property also offers parking, gas central heating and double glazing. Call us NOW to arrange a viewing of this Chain Free property.

Entering the property via the garden gate leading down a short path to the entrance porch, the double glazed door leads into the entrance hall with a radiator and door leading to the other rooms. There is also a useful storage cupboard.

Lounge 11'11" x 11'5" (3.65m x 3.50m) (PLUS Bay) Double Glazed French doors lead to the balcony offering direct access to your outside living space, there is a gas fire, tall radiator and laminate floor to finish off the room.

Balcony 21'8" x 6'5" (6.61m x 1.97m) Fantastic views over towards Torbay with stainless steel handrails and glass bannisters fished off by a wood deck

Kitchen 10'7" x 8'11" (3.25m x 2.73m) The kitchen offers a perfect space to cook in with a Upvc half glazed door leading to the front of the property via a porch and a double glazed window overlooking the front garden, there is a range of units with a stainless steel sink, space for gas or electric cooker, space for washing machine, an Ideal boiler provided hot water and central heating.

Bedroom 1 12'3" x 11'2" (3.74m x 3.42m) (PLUS Bay) The main bedroom has floor to ceiling double glazed windows and a door to the balcony offering a beautiful open outlook across Torbay.

Bedroom 2 11'3" x 7'10" (3.43m x 2.39m) This bedroom offers a double glazed window with views to the rear.

Bedroom 3 10'7" x 8'10" (3.25m x 2.71m) Another double room which could also be used as a dining room with double glazed windows overlooking the front garden.

Bathroom 7'3" x 6'2" (2.23m x 1.90m) This wetroom offers a level access shower and is fully tiled with a white sink and toilet, a double glazed window offers ventilation.

Basement for storage, the basement also has plumbing for a washing machine and offers a useful utility space.

The rear garden is ready to be transformed into a beautiful space for outside living.

Council Tax Band D

EPC TBC

Freehold

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





Paignton Office

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

Call: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.