



Southfield Avenue, Preston

£520,000



*In the sought after Preston area the property offers a double fronted 1930s detached home with garage, ample driveway parking, a large garden and sea views.*

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# INTRODUCTION

*Preston is a sought after location with good access to local amenities on Torquay Road comprising day-to-day shops and mini supermarkets, dental and doctor surgeries, a main bus route, primary school and also nearby Preston Sands and seafront.*

At the front of the property a tarmac driveway provides off-road parking for 5/6 vehicles and leads to the detached single garage. A covered entrance then leads to the front door and once inside, a spacious reception hall with parquet wood block flooring leads to the ground floor accommodation which comprises a sitting room with bay window to the front aspect, snug/study with double doors opening onto the rear garden, a spacious kitchen & dining room with bay window to front aspect and double doors into the rear garden, and a utility. On the first floor a part galleried landing leads to four good sized bedrooms, bedroom one with an ensuite shower room/WC and there is a family bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and doors and has gas central heating. The property retains many character features including picture rails, tiled fireplaces to the ground floor and some first floor rooms, and parquet wood block flooring to the reception areas. Outside to the rear of the property is a good sized garden with a large patio area serving the kitchen and snug/study with gated access to either side of the property and rear access into a workshop/store and the garage. The remainder of the garden is mainly laid to lawn with several flower bed/planting beds, seating areas and the top tier enjoying far reaching sea views across the bay.

An internal inspection of this superb home is highly recommended in order to appreciate the accommodation on offer and the convenient and accessible location.





Covered entrance with light point and UPVC obscure glazed door to

RECEPTION HALL - 5.36m x 1.73m (17'7" x 5'8")  
Coved ceiling with ceiling rose and light point, picture rails, wall light point, stairs with handrail to first floor, radiator with thermostat control, parquet wood block flooring , Doors to

KITCHEN/DINING ROOM - 6.78m x 3.56m (22'3" x 11'8") Maximum measurements  
DINING ROOM Coved ceiling with ceiling rose and light point, picture rails, UPVC double glazed bay window to front aspect with sea views across Torbay, UPVC double glazed window to side aspect with sea views, fireplace with inset woodburning stove on tiled half with timber surround, parquet wood block flooring.

KITCHEN Directional spotlights, UPVC double glazed window to side, UPVC double doors opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with granite and wood block worksurfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for range style cooker with extractor over, space for American style fridge freezer, integral dishwasher, matching eyelevel cabinets, tiled flooring, opening to

UTILITY - 1.14m x 1.04m (3'9" x 3'5")  
Light point, UPVC double glazed stable door opening onto the rear garden, space and plumbing for washing machine, wall mounted combination boiler.

SITTING ROOM - 4.85m x 3.56m (15'11" x 11'8")  
Maximum measurements. Coved ceiling with light point, picture rails, dado rails, UPVC double glazed bay window to front aspect with sea views, Radiator with thermostat control, parquet wood block flooring, fireplace with inset woodburning stove on tiled hearth with timber surround, opening to

SNUG/STUDY - 3.56m x 2.49m (11'8" x 8'2")  
Pendant light point, picture rails, UPVC double doors opening onto the rear garden, tiled fireplace with inset woodburning stove and timber surround, radiator with thermostat control, parquet wood block flooring.

GROUND FLOOR WC - 1.73m x 1.27m (5'8" x 4'2") Light point, UPVC double glazed window. Vanity unit with inset wash hand basin, WC with concealed cistern, under stairs storage cupboard housing the electric meter and consumer unit, continuation of parquet wood block flooring.

FIRST FLOOR LANDING Pendant light point, hatch to loft space, picture rails, UPVC double glazed window to rear aspect overlooking the rear garden, radiator with thermostat control, doors to

BEDROOM ONE - 4.11m x 3.38m (13'6" x 11'1")  
Maximum measurements. Ceiling rose with light point, UPVC double glazed window to front aspect, radiator with thermostat control, picture rails, feature tiled fireplace with timber surround, door to

ENSUITE SHOWER ROOM/WC - 2.16m x 0.76m (7'1" x 2'6") Light points, extractor fan.  
Comprising tiled shower enclosure with electric shower, wall mounted wash hand basin, close coupled WC, part tiled walls.

BEDROOM TWO - 4.11m x 3.4m (13'6" x 11'2")  
Maximum Measurements  
Coved ceiling with pendant light point, picture rails, dual aspect with UPVC double glazed windows to front and side with sea views across Torbay, radiator with thermostat control, feature tiled fireplace with timber surround.

BEDROOM THREE - 3.56m x 2.51m (11'8" x 8'3")  
Coved ceiling with pendant light point, picture rails, UPVC double glazed window to side aspect, radiator with thermostat control

BEDROOM FOUR - 3.73m x 2.11m (12'3" x 6'11")  
Light point, picture rails, triple aspect with UPVC double glazed windows to front and sides with sea views across Torbay, radiator with thermostat control.

BATHROOM/WC - 3.48m x 1.5m (11'5" x 4'11")  
Light point, extractor fan, UPVC obscure glazed windows, wall light points. Comprising panelled bath with mains fed shower and curved glazed screen, pedestal wash and basin with tiled splashback, close coupled WC, heated towel rail.

## OUTSIDE FRONT

To the front of the property is a tarmac driveway providing off-road parking for several vehicles plus caravan/motor home/boat and leading to the detached garage. There are two raised planting to either side of the front entrance and brick steps leading to the front door.

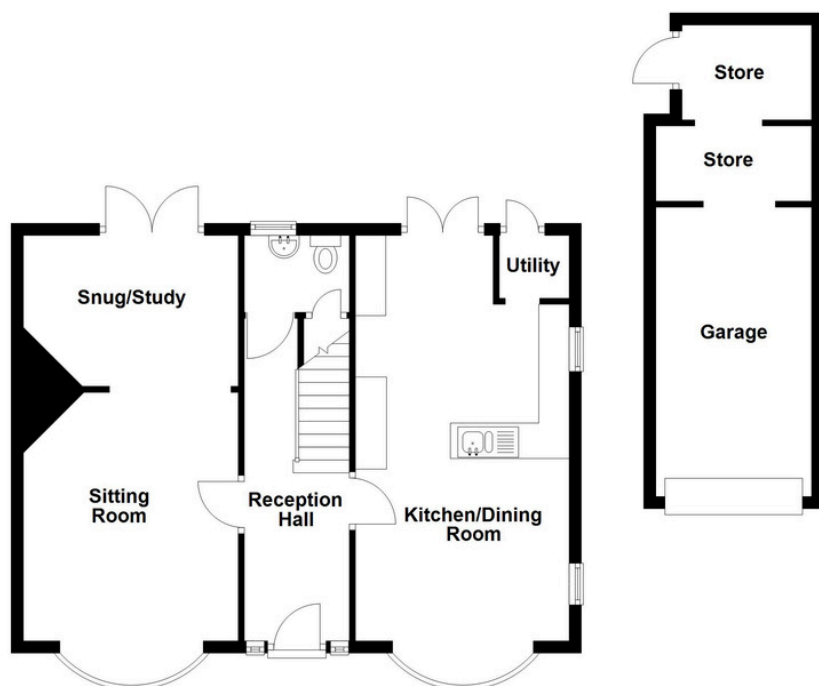
## REAR

To the rear of the property is a large garden arranged over different tiers and seating areas. Accessed immediately onto a large enclosed patio which serves the kitchen and snug/study with the pathway continuing to either side of the property for gated access to the front, covered wood store and also rear access into the garage. The remainder of the garden is laid to lawn with several seating areas, planting beds, play area, a timber garden shed, ornamental fish pond, a chicken/duck coop & run and a raised vegetable bed. The top tier also offers a seating area with far reaching sea views across the bay. Also on the patio is a timber built studio measuring 3.33m x 2.13m (10'11" x 7') with windows to the front and side, insulation, light and power points.

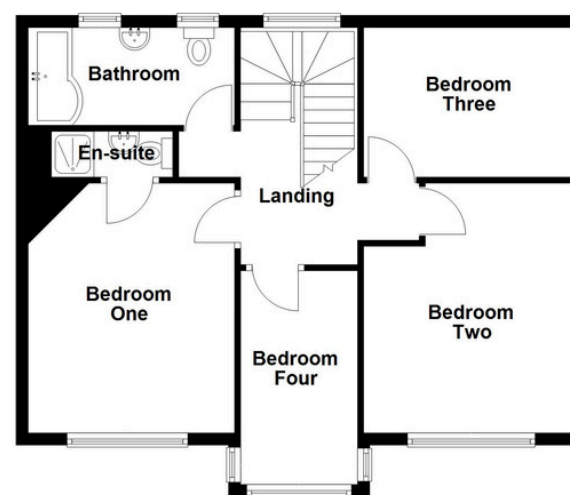
DETACHED GARAGE - 4.75m x 2.57m (15'7" x 8'5") Metal up and over door, light and power, window to side, opening to a storage area measuring 2.57m x 1.24m (8'5" x 4'1") and then to a Workshop/Store measuring 1.98m x 1.55m (6'6" x 5'1") with sink and a door opening onto the rear patio.



Ground Floor



First Floor



#### USEFUL INFORMATION

- Tenure - Freehold
  - Age - To be confirmed
  - Heating - Gas central heating
  - Drainage - Mains
  - Windows - Double glazed
  - Council Tax - Tax band E
  - EPC Rating - D/60 potential - C/77
  - Broadband - To be confirmed
  - Mobile - To be confirmed
- Please note that this property has been underpinned and further information is available on request.

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