



# Duchy Gardens, Preston

Paington

Guide Price **£325,000**

ABSOLUTE



## Duchy Gardens

Preston, Paignton

Immaculate 2-bed semi-detached house in Preston with modern kitchen, spacious living/dining area, conservatory, peaceful bedrooms, and contemporary shower room. Delightful front and rear gardens, driveway, garage. Tranquil location near amenities and transport links.

Council Tax band: C

Tenure: Freehold

- Well presented two bedroom semi-detached home
- Living/dining room with dual aspect
- Fitted modern kitchen
- Good size conservatory
- Contemporary shower room/WC
- Immaculate front & rear gardens
- Driveway parking & single garage
- Views to the front of the property of the nearby rolling hills
- Popular residential area of Preston, close to local shops, great bus and road links
- Located in a quiet cul-de-sac with a pathway close by leading into the woodlands to Cockington



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Preston, Paignton

The property is located in a highly desirable location a short walk away from a range of local shops including a general store and a post office. Paignton town centre with its excellent choice of shops and restaurants is just under 2 miles away. There are a choice of local beaches and a beautiful coastal walk. The Ring Road connecting Torquay and Newton Abbot is accessed at the top of Preston Down Road. Paignton has its own railway station connecting to the mainline station in Newton Abbot

## Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

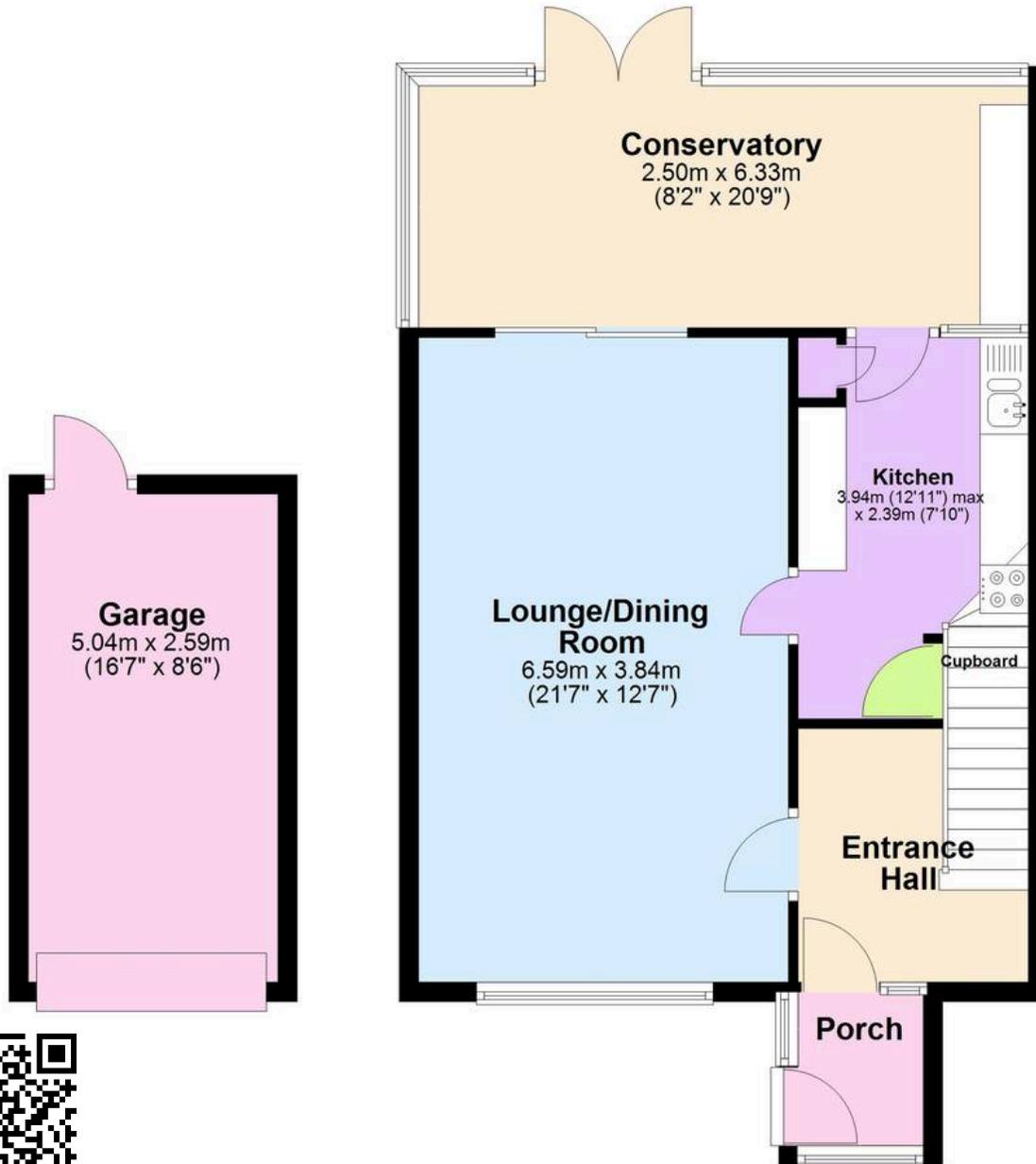
[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

<http://www.movewithabsolute.co.uk>



### Ground Floor

Approx. 73.6 sq. metres (792.5 sq. feet)



### First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 108.8 sq. metres (1171.0 sq. feet)