



63 Southfield Avenue, Preston

Paignton

Guide Price **£450,000**

ABSOLUTE



63 Southfield Avenue

Preston, Paignton

Nestled in a sought-after residential area, this bespoke detached dormer bungalow offers spacious family accommodation. The property has recently been extended by the present owners, who have built a large dormer on the rear of the property which offers fabulous sized bedrooms and a lovely modern bathroom. There are some remedial cosmetic works that will need to be completed by the new owners making it perfect for someone who wants to put their own mark on a property.

The ground floor of this home features a spacious and stylish vaulted entrance hall where the sunlight streams through the Velux windows, casting a bright and welcoming ambience throughout the space. The ground floor offers two generously proportioned reception rooms, offering flexibility for entertaining or relaxing. There is also a downstairs bedroom, a kitchen leading into a utility room, a bathroom and a rear conservatory. The current owners obtained planning permission for a kitchen/dining room extension to the rear of the property,

Ascending the staircase with contemporary glass panels and light sensors the first floor reveals three double bedrooms, each offering ample space and natural light. The spacious main bedroom has a walk-in wardrobe with plumbing for a potential ensuite. A further family bathroom serves the remaining bedrooms.

Stepping outside, the property offers a large laid



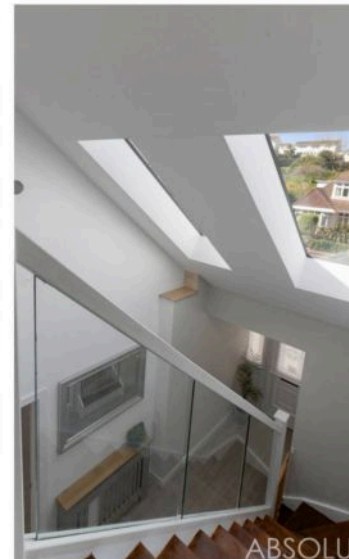
REAR GARDEN

A main feature of this property is the large rear garden. The majority of the garden is laid to lawn, enclosed by panelled fencing and mature hedgerow. There is also a good sized paved patio being ideal for outdoor dining.

GARAGE

Single Garage

There is a driveway providing parking to the front of the property, leading to the garage with up and over door.



63 Southfield Avenue

Preston, Paignton

The property is situated in the sought after Lower Preston area, close to the parade of shops in Torquay Road to include Sainsburys & Tesco's sub supermarkets. The main number 12 bus service also runs through here with connections to Paignton & Torquay. Paignton's picturesque seafront is just 1/2 to 3/4 of a mile distance. Sought after Oldway Primary School is approximately 1/3 of a mile away. The property also has good access to the A380 ring road leading to Exeter and the M5 beyond.

Council Tax band: D

Tenure: Freehold

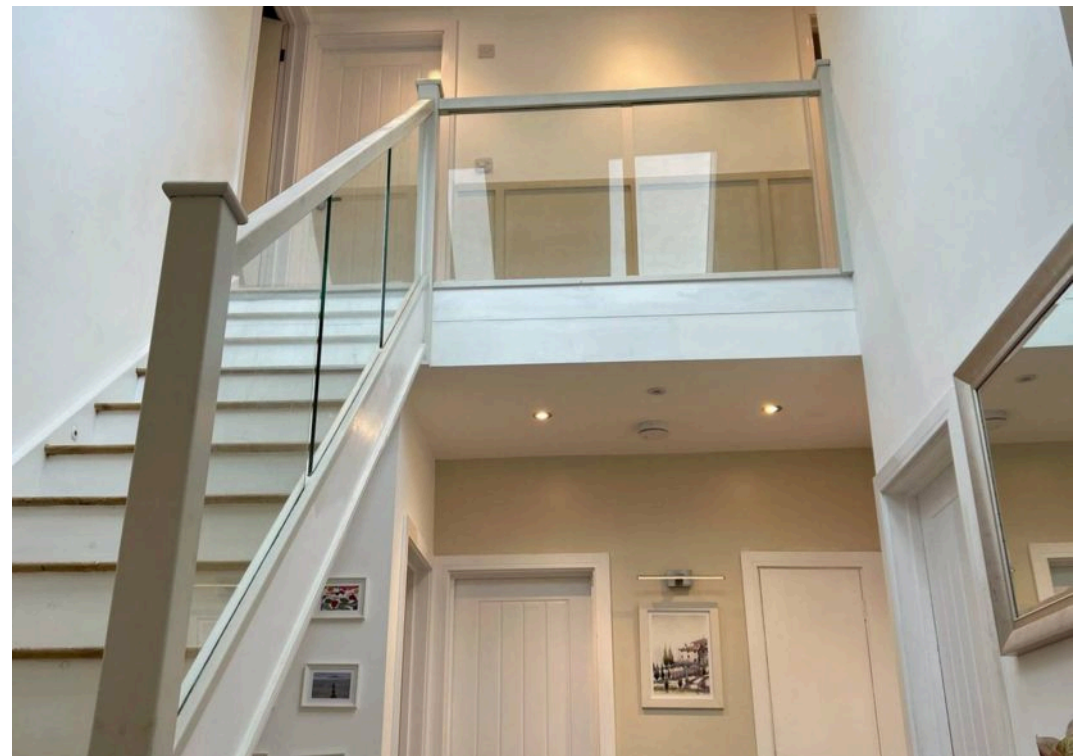
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

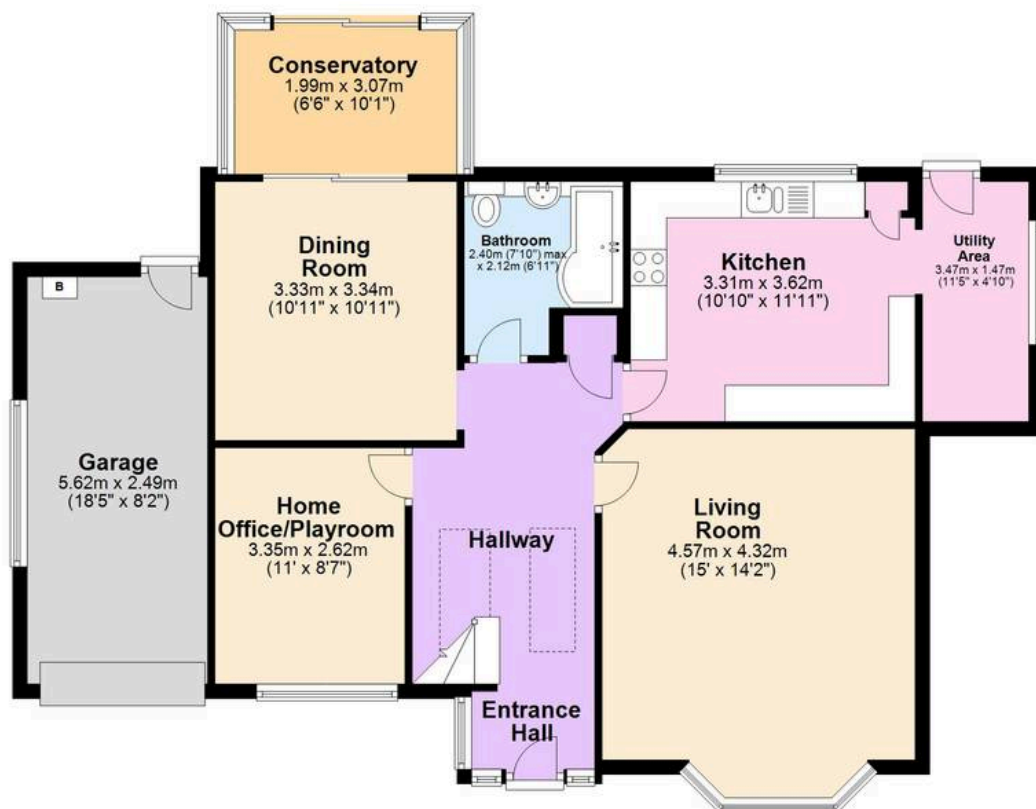
- Detached dormer bungalow
- Spacious newly completed loft conversion
- 4 Double bedrooms
- 2 Reception rooms plus a rear conservatory
- 2 Bathrooms
- Stylish vaulted entrance hall with gallery landing and Velux windows
- Large laid to lawn rear garden with a spacious paved terrace
- Garage plus additional driveway parking
- Planning permission granted for ground floor kitchen extension



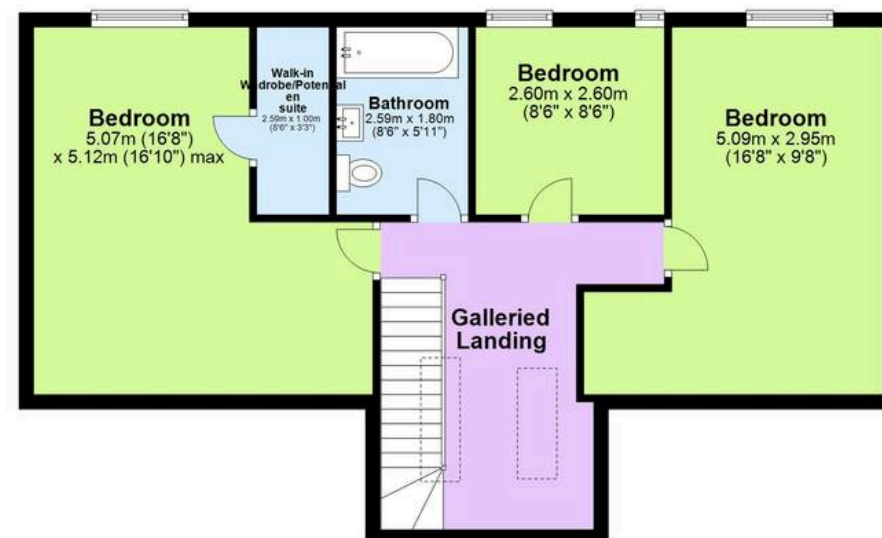




Ground Floor



First Floor



Total area: approx. 164.6 sq. metres (1772.0 sq. feet)

Approx
Plan produced using PlanUp.





Absolute Sales & Lettings

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

01803 890110

paignton@movewithabsolute.co.uk

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

