



Sandringham Drive | Preston | Paignton | TQ3 1HH

A delightful two bedroom detached bungalow in the highly sought after area of Higher Preston. The bungalow offers surprisingly spacious accommodation and outside has private and most attractive gardens with driveway to garage. The property has no forward chain and should be viewed to be appreciated. The accommodation comprises:-

Asking Price Of £350,000

- **TWO BEDROOM DETACHED BUNGALOW**
- **HIGHLY FAVOURED AREA**
- **BALCONY WITH SEA AND COUNTRY VIEWS**
- **DELIGHTFUL GARDENS**
- **DRIVEWAY AND GARAGE**

uPVC double glazed front door to:-

ENTRANCE PORCH uPVC double glazed door to:-

HALLWAY Cupboard. Central heating radiator.

LOUNGE - 4.9m x 3.7m (16'0" x 12'1") Natural stone fireplace with inset fire. uPVC double glazed picture window. Central heating radiator. Lovely sea and country views onto:-

DINING ROOM - 3.2m x 2.7m (10'5" x 8'10") uPVC double glazed patio doors. Central heating radiator. Opens onto balcony with glass balustrading with sea and countryside views.

KITCHEN/BREAKFAST ROOM - 3.8m x 3.1m (12'5" x 10'2") Range of modern high gloss fitted units including wall and base units, breakfast bar and built in oven and hob. Central heating radiator. uPVC double glazed window and door to utility/side porch. Half brick, half uPVC double glazed with uPVC doors.

BEDROOM ONE - 4.7m x 3.7m (15'5" x 12'1") Built in bedroom furniture. Central heating radiator. uPVC double glazing.



BEDROOM TWO - 3.7m x 3.1m (12'1" x 10'2") Central heating radiator. uPVC double glazing.

SHOWER ROOM Walk in walk out shower cubicle. Vanity basin, close coupled WC, fully tiled, central heating radiator and chrome heated towel rail. uPVC double glazing.

LOFT ROOM (POTENTIALLY BEDROOM THREE) - 7.9m x 6.6m (25'11" x 21'7") MAX. Two double glazed Velux windows. Gas boiler for central heating and domestic hot water. From fixed staircase.

OUTSIDE Driveway to:-

GARAGE Metal up and over door.

FRONT Small easily managed gardens with astro turf and side access.

REAR GARDEN Lawned gardens and mature boarders nicely enclosed with additional astro turfed garden area.

GARDEN CHALET

BASEMENT Window and door with good head height.

AGENTS NOTE The loft room steps potential for bedroom three which could require necessary permission.

Address 'Sandringham Drive, Preston,
Paignton, TQ3 1HH'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.