



**Sandringham Drive | Preston | Paignton | TQ3 1HH**

A spacious three bedroom detached bungalow located within the highly desirable road of Sandringham drive, Preston. The bungalow boasts a welcoming entrance hallway, a sizeable fitted kitchen, a large living room, three double bedrooms, a family bathroom, breathtaking sea views, south facing rear gardens, garage and off road parking. The home sits within a quiet spot and within easy reach of Occombe farm and woods, local shops, the ring road, bus links and more. The property is being offered with no onward chain!

**Offers Over £350,000**

- NO CHAIN!
- BREATHTAKING SEA VIEWS
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- SOUGHT AFTER PRESTON LOCATION
- SOUTH FACING REAR GARDENS



**ENTRANCE** A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, overhead lighting, cupboard housing the metres and a gas central heated radiator.

**KITCHEN** - 3.75m x 3.38m (12'3" x 11'1") A bright and spacious kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an eye level electric double oven with grill integrated and a four ring gas hob with extractor hood above. An integral fridge and freezer, space and plumbing for a washing machine, dryer and dishwasher, cupboard housing the boiler, tile backsplash and flooring, double aspect uPVC double glazed windows with superb sea views across to Berry Head and a gas central heated radiator.

**LOUNGE** - 6.2m x 3.84m (20'4" x 12'7") A wonderfully large living room overlooking the sun soaked rear gardens with breathtaking sea views across the bay. A feature gas fireplace with marble surround, tv and internet points, uPVC double glazed windows and a uPVC double glazed French doors opening out to the rear gardens. Gas central heated radiator.

**BEDROOM ONE** - 4.09m x 3.71m (13'5" x 12'2") A brilliantly large master bedroom overlooking the private front gardens. A vast amount of built in wardrobes, drawers, over bed storage and dressing table. uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 4.09m x 3.16m (13'5" x 10'4") A second spacious double bedroom again to the front aspect of the home. Built in wardrobes and over bed storage, uPVC double glazed window and a gas central heated radiator



**BEDROOM THREE** - 3.85m x 2.19m (12'7" x 7'2") A generously sized third double bedroom to the side aspect of the bungalow. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a panelled bath unit with shower attachments above and a protective glass shower screen as well as a bidet. Tiled walls, a fitted storage cupboard, two uPVC obscure double glazed windows and a gas central heated radiator.

## OUTSIDE

**REAR GARDEN** A south facing, enclosed rear garden that boasts wonderful sea views across to Berry head, Brixham. The gardens have been divided into two sections with a raised sun deck off of the living room perfect for outdoor dining and entertaining whilst taking in the spectacular views, whilst steps then lead to the rest of the gardens that are predominantly laid to lawn with a concrete patio area also. Side gate access leading to the driveway, under house storage as well as further storage under the sun deck and water tap.

**PARKING** Off road parking for up to 3 vehicles in tandem leading up to the garage.

**GARAGE** Metal up and over door, overhead lighting and electrical points.

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

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '62 | D'

## 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.