



Connells

Barcombe Road
Preston Paignton

Barcombe Road
Preston Paignton TQ3 1PZ

for sale guide price
£475,000



Property Description

This amazing four-bedroom detached home in Lower Preston is a true gem, lovingly crafted by its current owners. The property features a driveway with electric charging point. As you enter, you're welcomed into a beautiful bayfront lounge leading to a dining room. The ground floor also includes a versatile snug or bedroom that overlooks the stunning rear garden. The heart of the home is a remarkable fitted kitchen with white roof lantern bathes the space in natural light. A separate utility room with stunning finishes. A stylish family bathroom completes the lower ground. Upstairs, you'll find three double bedrooms, with the master boasting a walk-in wardrobe area, and an additional shower room. Outside, the property offers a work studio, perfect for home projects or remote work. The landscaped rear garden is terraced, providing each level with picturesque views over the bay. Additionally, the home is equipped with solar panels, enhancing its eco-friendly appeal. This meticulously maintained home combines modern amenities with thoughtful design, making it a standout in the desirable Lower Preston area. The property also has an intruder alarm system. Underfloor storage accessible through a hatch door situated on the driveway.

Accommodation

uPVC entrance door leading into

Entrance Hallway

Stairs leading to the first floor landing, storage cupboard, radiator, laminate flooring and doors leading to principal rooms.

Snug/Bedroom Four

11' 5" max x 9' 5" max (3.48m max x 2.87m max)

uPVC double glazed sliding patio doors to the rear aspect and shutters, coving, dado rail, radiator, tv point and power points.

Lounge

18' 3" max x 13' 5" max (5.56m max x 4.09m max)

uPVC double glazed window with shutters to the front aspect, coving, dado rail, tv point, power points and single glazed doors leading into

Dining Room

14' 8" max x 10' 9" max (4.47m max x 3.28m max)

Dual aspect uPVC double glazed windows to the front and side aspects with shutters, coving, dado rail, radiator, storage cupboard, laminate flooring and power points.

Bathroom

uPVC obscure double glazed window to the side aspect, ceiling spotlights, high gloss vanity unit, led blue tooth mirror, free standing bath with rose goldr mixer tap over, rose gold towel rail and laminate flooring.

Downstairs Cloakroom

uPVC double glazed window to the side aspect with shutters, paneling,back to wall wc with concealed cistern behind fitted panel, shelving, radiator and laminate flooring.

Kitchen

17' 6" max x 17' 4" max (5.33m max x 5.28m max)

uPVC double glazed window to the rear of the property with shutters, uPVC door to the rear aspect, matching high gloss wall, base and drawer units, integral fridge, integral, freezer, built in NEFF single oven with warming tray below, NEFF microwave combi, NEFF five ring induction hob, glass splashback, NEFF extractor over, rolled edge worksufaces, 11/2 drainer sink unit with hose mixer tap over, NEFF integral dishwasher, wine cooler, two modern chrome wall radiators, tv point and power points.

Utility Room

7' 7" max x 6' 6" max (2.31m max x 1.98m max)

Glazed door and a velux skylight in the ceiling , oak worksurfaces, part tiled walls, storage cupboard, high gloss base and wall units, belfast sink with mixer tap over, plumbing for washing machine and space for tumble dryer.

First Floor Landing

Velux skylight window, storage cupboard and eaves storage.

Bedroom One

15' 6" max x 10' 4" max (4.72m max x 3.15m max)

Dual aspect uPVC double glazed windows to the side and rear with shutters, multiple mirror sliding doors leading into walk in wardrobe with eaves storage, power, ceiling spotlights, shelving and hanging space, and laminate flooring, radiator, tv point and power points.

Bedroom Two

10' 3" max x 9' 6" max (3.12m max x 2.90m max)

uPVC double glazed window to the side aspect with shutters, tv point, power points and radiator.

Bedroom Three

12' 5" max x 9' 8" max (3.78m max x 2.95m max)

uPVC double glazed window to the rear aspect with shutters, tv point. power points and radiator.

Shower Room

uPVC obscure double glazed window to the rear aspect, ceiling spotlights, suite comprising close coupled toile, , floating wall basin with mixer tap over, modern towel rail, double shower cubicle with waterfall shower above, fully tiled walls, tiled floor with underfloor heating and extractor.

Work Studio

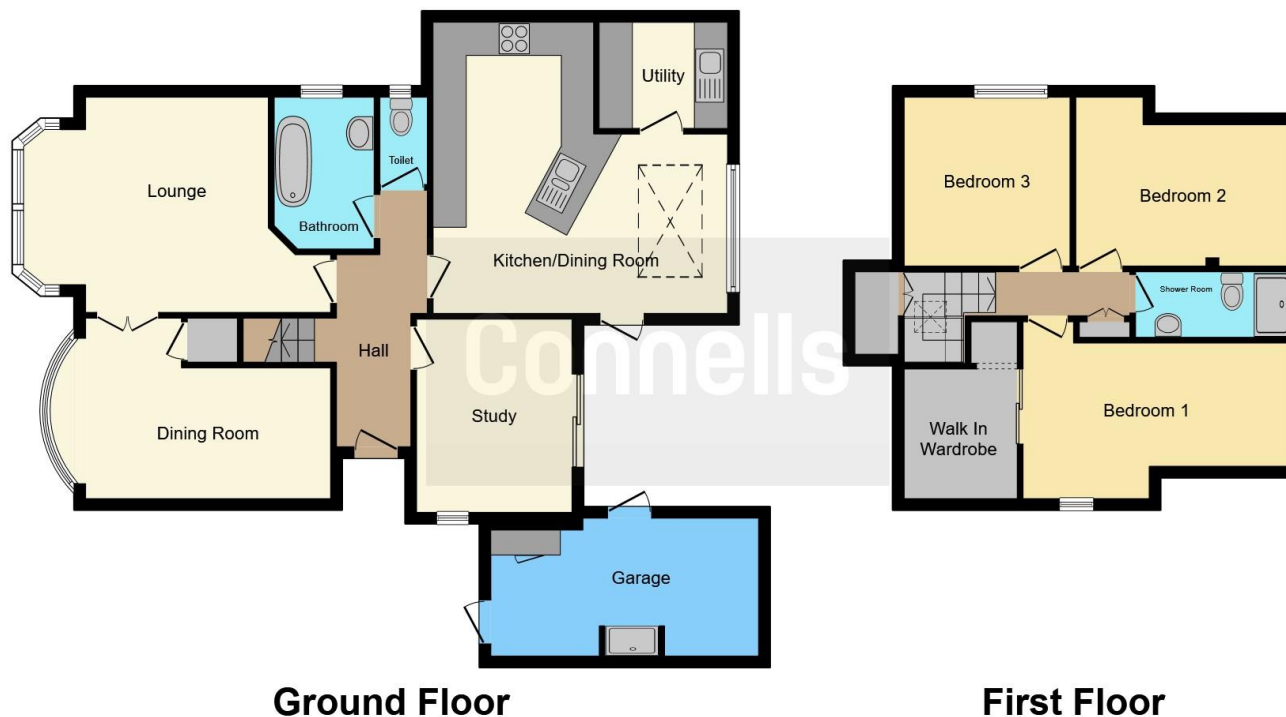
16' 4" max x 8' 3" max (4.98m max x 2.51m max)

Currently used as a dog shower, uPVC double glazed window and door to the front aspect, uPVC double glazed door to the rear aspect, ceiling spotlights and laminate flooring.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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