



Barcombe Heights Preston Paignton TQ3 1PT

for sale
£585,000



Property Description

This individual and attractive three bedroomed detached reverse level house occupies a residential position in the sought after area of Barcombe Heights which enjoys some wonderful open and sea views across the bay towards Brixham and beyond. Local facilities are nearby in Preston and Paignton town centre is approximately 1 ¼ miles distant and offers a fine and varied range of shopping facilities and amenities, beaches and harbour plus railway and bus station. Features of the accommodation include reception hallway plus cloakroom/W.C, good sized lounge with archway to dining room, fitted kitchen/breakfast room and conservatory/sun room which enjoys some stunning views over the town and across the bay and out to sea. On the lower ground floor there are three bedrooms including a master bedroom which has an en-suite bathroom/W.C and there is also a family bathroom room/W.C. Outside to the front of the property there is a large double garage with double width driveway parking, an extremely useful workshop/store under the garage. There are gardens to the side and rear of the property which are enclosed and easily maintained. An internal inspection of this gas central heated and uPVC double glazed property is highly recommended to fully appreciate the accommodation on offer.

Front Of The Property

Panelled front door opening to entrance lobby with multi paned inner door to

Reception Hallway

14' 10" x 6' 2" (4.52m x 1.88m)

Having feature archway, decorative glazed panels, staircase leading to lower ground floor, radiator, coved ceiling.

Cloakroom/W.C

4' 11" x 4' 2" (1.50m x 1.27m)

Modern fitted cloakroom having wash hand basin with mixer tap and cupboard below with contrasting tiled splashback, W.C with tiled surround and shelf, ladder style radiator, uPVC double glazed window.

Lounge / Diner

29' 6" narrowing to 9' 8" x 14' 10" (8.99m narrowing to 2.95m x 4.52m)

A triple aspect room with uPVC double glazed windows to the front, side and multi paned window and door leading to the sun room, to the side and to through the sun room are some spectacular views over Preston and out across the bay to Berry Head and out to sea. Two double radiators, feature central fireplace with open grate and decorative surround, display mantle and hearth. This has been used as an open fire in the past and could be recommissioned. Archway through to

Dining Area

Having uPVC double glazed window overlooking the balcony and enjoying spectacular views to Oldway Mansion and sea views to Paignton Harbour, Roundham and over the bay to Brixham. Radiator, coved ceiling, door to fitted kitchen.

From the lounge there is a multi paned door to the

Sun Room/Conservatory

15' 7" x 10' 3" (4.75m x 3.12m)

With uPVC double glazed windows to the side, affording spectacular views over Preston to Oldway Mansion and out across the bay from Preston over to Roundham, around to Churston, Brixham, Berry Head and out to sea.

The bi fold doors open to a balcony with glass and stainless steel bannisters and ample room for patio table and chairs and enjoying the spectacular views. Wind out sun canopy. Power points, wall light point and tiled flooring.

Kitchen

14' 10" x 13' 3" (4.52m x 4.04m)

Having uPVC double glazed window to the front and rear again enjoying spectacular views over Preston and out across the bay to Brixham, Berry Head and out to sea. Fitted with inset 1 ½ bowl sink unit with single drainer and mixer tap. Range of quality work surfaces over fitted floor cupboard and drawer units with matching wall mounted cupboards. Inset four ring induction hob, eye level oven and combi microwave. Space and plumbing for washing machine plus dishwasher and room for fridge/freezer, grey upright radiator, double glazed window with outlook to the front. Built-in storage cupboard housing gas boiler supplying central heating and domestic hot water, part glazed double glazed door giving access to the side lobby. Ceramic sink with stainless steel mixer tap.

Lower ground floor Approached via a dog leg staircase to the

Landing

With radiator, door giving access to a large understairs store room, doors to principal bedrooms.

Master Bedroom

15' 7" plus wardrobe recess x 15' L shape (4.75m plus wardrobe recess x 4.57m L shape)

Having radiator, feature archway to dressing area with built in wardrobe, recessed ceiling spotlighting behind, radiator, additional radiator, uPVC double glazed windows and door giving outlook and access to the rear with some attractive sea views towards Roundham and across the bay to Churston and also out over Preston. The bedroom door gives access to a patio area and covered area below the balcony.

En-Suite

7' 8" x 5' 5" (2.34m x 1.65m)

Recently fitted with quality walk in shower, wall hung oversized wash hand basin with mixer taps, W.C, complimentary fully tiled walls, fitted medicine cabinet, light/shaver point, uPVC double glazed window, ladder style radiator.

Bedroom 2

15' x 11' 4" (4.57m x 3.45m)

With uPVC double glazed window to the rear having some distant countryside and sea views, built-in wardrobe with hanging rail and shelf over, double radiator.

Bedroom 3

11' 8" x 9' 8" (3.56m x 2.95m)

With uPVC double glazed window again to the rear with distant and attractive sea and coastal views plus views to the surrounding countryside, radiator, built-in double wardrobe.

Shower Room

6' 8" x 5' 8" (2.03m x 1.73m)









To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: F

Tenure: Freehold

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