



**Connells**

Cecil Avenue  
Preston Paignton





## Property Description

Having a lovely curb appeal is this 1930's double bay fronted 3/4 bedroom detached dormer bungalow offering no chain with spacious accommodation making this property a great find. Situated in the popular lower part of Preston, with a good sized rear garden, this is a must see property...

## Front Of The Property

Outside to the front of the property, there is a driveway allowing parking for 1/2 vehicles, which in turn leads to the garage with up and over door. The front garden is lawned, leading nicely with a path that comes to the front porch.

## Entrance Porch

UPVC double glazed door opening into ...

Entrance Porch uPVC door and window, wood and glazed door opening into ...

## Entrance Hall

Entrance Hall Spacious hallway with doors to principle rooms, herringbone parquet flooring, radiator, useful understairs storage cupboard. dado rail, stairs rising to the first floor, power points.

## Living Room

11' 11" x 15' 4" ( 3.63m x 4.67m )

Dual aspect room with uPVC double glazed bay window with outlook to the front, uPVC double glazed window with outlook to the side. Power points, coved ceiling, telephone point, TV aerial connection point, feature fireplace, mantel and hearth. Radiator.

## Dining Room / Bedroom Three

12' x 12' 4" ( 3.66m x 3.76m )

With uPVC double glazed bay window with outlook to the front. Radiator, coved ceiling, power points, space for dining room table and chairs or a spacious bedroom.

## Second Longe / Bedroom Four

11' 11" x 13' 5" ( 3.63m x 4.09m )

Herringbone parquet flooring, UPVC double glazed sliding doors giving access and outlook onto the rear patio area. Radiator, coved ceiling, feature fire place.

## Breakfast Room

11' 10" x 11' 2" ( 3.61m x 3.40m )

uPVC double glazed window to the side, radiator, feature fireplace with storage cupboards to the side.

## Kitchen

12' x 10' 7" ( 3.66m x 3.23m )

Fitted with units comprising inset sink with 1.5 drainer and mixer tap over, roll edged work surfaces over fitted floor cupboard and drawer units, matching wall mounted cupboards over including some glass fronted cabinets. Power points, uPVC double glazed window with outlook over the rear garden. Radiators, built in electric oven and four-ring gas hob with extractor over, plumbing for washing machine. Double glazed door opening to Rear Garden

## Cloakroom

Part obscure double glazed window, low level WC with dual flush, radiator.

## Bathroom

Bath with shower over, hand basin, built in cupboards, radiator, uPVC double glazed window to the rear, part tiled walls.

## First Floor Landing

## Bedroom One

16' 8" x 10' 8" ( 5.08m x 3.25m )

UPVC double glazed door to balcony with outlook to the rear overlooking the garden. Built-in wardrobe with hanging rail and shelving over.

## Bedroom Two

13' 3" x 8' 6" ( 4.04m x 2.59m )

UPVC double glazed door to balcony with outlook to the rear overlooking the garden, radiator. Storage

## Shower Room

Shower Room Shower cubicle having electric shower over, radiator, pedestal wash hand basin, low level WC with dual flush. Some restricted headroom. Skylight window. Fully tiled

## Balcony

14' 6" x 5' 6" ( 4.42m x 1.68m )

with access from both bedrooms and overlooking the rear garden

## Rear Garden

Steps lead down to the rear garden, with a level patio and large lawned area, a low door gives to access to the under-house storage.











To view this property please contact Connells on

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