

## Duchy Park, Preston, Paignton, TQ3 1ES



A well presented, **TWO BEDROOM DETACHED BUNGALOW**, located in a quiet cul de sac and sought after address in the higher Preston area of Paignton with local shops nearby on Preston Down Road, and regular bus service close-by which runs around the surrounding area. Paignton and Preston Sea fronts and Paignton town centre are approximately two miles distant.

This super Bungalow has part landscaped front and rear gardens, the rear in particular enjoys a sunny aspect. There is ample driveway parking, the original garage is now converted in to a useful store/utility. Internally a generous lounge/dining room has patio doors opening to the rear garden, again this room enjoys a bright aspect. The kitchen/breakfast room is also a good size. There are two double bedrooms with fitted wardrobes, bathroom and w.c.

The loft space is a good size and extra rooms could be created if required subject to the relevant planning consents. Internal viewing is recommended.

### £369,950 Freehold

Recessed entrance door to:

### ENTRANCE HALL.

Two radiators. Airing/linen cupboard housing 'Ideal' Combination boiler (installed November 2023) Loft access hatch with pull down ladder. Doors to:

### LOUNGE/DINING ROOM.

**18' 5" x 12' 8" (5.61m x 3.86m)**

A good size lounge/dining room with double glazed sliding patio door to the rear overlooking the garden and further double glazed window to side. Two radiators. Fire surround with inset gas living flame fire.

### KITCHEN/BREAKFAST ROOM.

**12' 7" x 8' 10" (3.83m x 2.69m)**

Fitted with a range of light oak effect wall and base units and roll edge working surfaces with inset stainless steel sink and drainer. Tiled surrounds. Spaces for white goods and cooker. Double glazed window and door opening to the rear garden.

### BEDROOM 1.

**12' 9" x 12' 8" (3.88m x 3.86m)**

Double glazed window to front. Fitted double and treble width wardrobes. Radiator.

### BEDROOM 2.

**12' 8" x 9' 4" (3.86m x 2.84m)**

Double glazed window to front. Radiator. Fitted triple width wardrobe.

### BATHROOM.

Comprising white suite of panelled bath with fitted independent electric shower over and pedestal wash basin. Wall mounted Dimplex electric heater. Tiled surrounds. Radiator. Double glazed window.

### SEPARATE W.C.

White low level W.C. and wall mounted hand basin. Tiled surrounds. Double glazed window.

### OUTSIDE

#### FRONT.

Part landscaped front garden with stocked flowerbeds. Driveway leads to car port and ..

### STORE/UTILITY (FORMER GARAGE).

**18' 8" x 7' 11" (5.69m x 2.41m) overall**

The former garage is split in to two areas and is now used as a useful store. Double glazed window and door to front. Light and power points. Further double glazed window and door opening to the rear garden and covered seating area.

### REAR GARDEN.

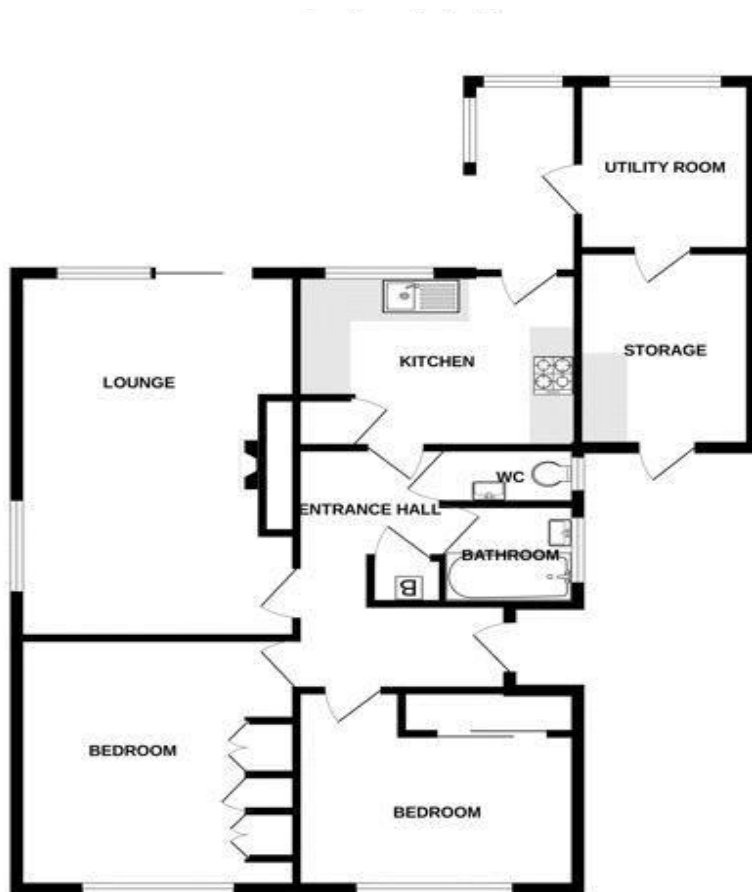
A super, enclosed rear garden which benefits from a sunny aspect. A large covered seating area flanks the rear of the bungalow and is a real sun trap! There is a level lawn with various flower borders and further landscaped borders with raised planters to the side leading to a Summerhouse. Garden Shed.

A gated pathway at the side leads around to the front of the house.

### COUNCIL TAX BAND: D

### ENERGY RATING: D

**NOTE:** The property is connected to mains services and drainage. The Ofcom website indicates that standard and ultrafast broadband is available. Please check with your mobile provider about mobile coverage.



### LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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