



18 WINDMILL ROAD, PRESTON, PAIGNTON, TQ3 1BP

Pincombe's
estate agents



A SUPERBLY PRESENTED DETACHED BUNGALOW IN THIS POPULAR RESIDENTIAL LOCATION, ENJOYING VIEWS TO THE SEA & ACROSS TO WOODLAND

We are delighted to bring to market this lovely, detached Bungalow which has undergone a programme of updating and re-decoration over the last 2 years, to provide a contemporary and elegant home. The décor is light in colour and the wooden floors create a welcoming ambience, an internal viewing is highly recommended. The accommodation comprises: Hallway, 23' dual aspect Lounge/Diner with sea views, fitted Kitchen, useful rear Lobby/Boot room, 2 double Bedrooms and a Shower room. Outside to the front there is a garden, adjoining driveway providing off road parking and Garage, and to the rear a good size garden comprising of a lawn and terraces with delightful views to the sea.

The home is convenient to the shops at Preston Down Road and Roundhill Road which are approximately 5 minutes away, and there is a local bus service operating nearby, with routes into Paignton and the surrounding areas. Central Paignton offers a good range of shopping, dining, and leisure facilities, along with a bus station and railway station with services to Exeter, Manchester, and London Paddington. The beauty of the coast is easily enjoyed with several beaches and the scenic Southwest coast path all situated just over a mile away from the Bungalow, along with the natural environment of Ocombe Farm and tranquil walks at Scadson and Manscombe Woods.

The Accommodation Comprises:

GROUND FLOOR UPVC door with adjoining side panel into:

COVERED ENTRANCE PORCH UPVC double glazed window. Tiled step and wooden front door with side panel opening to:

HALLWAY Coved ceiling. Radiator. Obscure glazed internal window to Lounge/Diner. Hatch to partly boarded roof space with power and light. Built-in storage cupboard with slatted shelving.

LOUNGE/DINER 23'3" x 10'8" (7.09m x 3.25m) A light and welcoming room benefitting from a dual aspect with superb views to the sea.

LOUNGE - UPVC double glazed picture window with a pleasant outlook over the rear garden. Coved ceiling. Radiator. Feature brick-built fireplace and raised hearth with wooden mantel surround. Through to: **DINING AREA** – UPVC double glazed window to front. UPVC double glazed window to side with superb views to the sea. Radiator.

KITCHEN 13'11" x 8'6" (4.25m x 2.58m) Worksurfaces on 2 sides with matching upstand and inset composite 1.5 sink, drainer unit. Modern range of storage cupboards and drawers with matching eye-level cupboards. Built-in Stoves gas double oven. Neff 4-burner gas hob with glass splashback and Neff extractor hood over. Plumbing and space for washing machine. Wall mounted Vaillant gas boiler. Radiator. Space for



fridge/freezer. Inset spotlights. Tiled floor. UPVC double glazed picture window to front overlooking the garden. UPVC door with obscure glazed inset to:

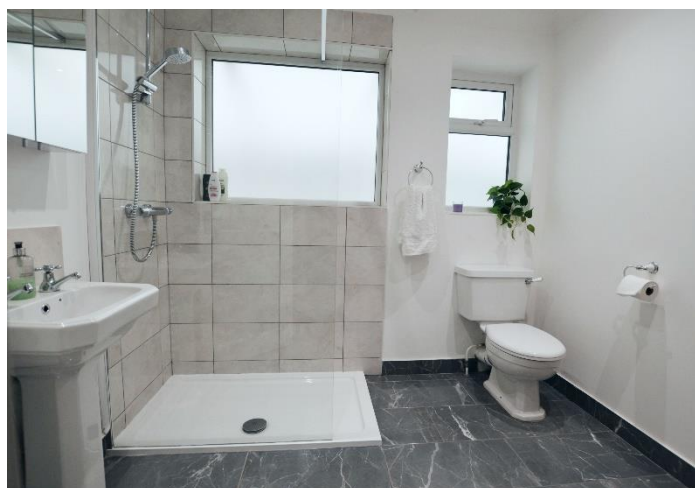
REAR LOBBY/BOOT ROOM Featuring a raised plinth/seating area running the length of the room. Quarry tiled floor. UPVC cladding. Water tap. UPVC door with obscure glazed panel to front. Glazed window and UPVC door to rear garden.

SHOWER ROOM Fully tiled walk-in enclosure with Mira shower and glazed screen. Pedestal wash basin with tiled splashback. Low level W.C. Heated towel rail. Coved ceiling. Inset spotlights. 2 x UPVC frosted windows to side with deep sills, ideal for display. Tiled floor.

BEDROOM 1 13'7" x 8'8" (4.2m x 2.7m) A dual aspect room with a UPVC double glazed window to rear overlooking the garden and UPVC double glazed window to side enjoying views over the surrounding area towards Scadson woods. Radiator. T.V. aerial point. Built-in wardrobes with hanging and storage space.

BEDROOM 2 10'7" x 10' (3.23m x 3.05m) UPVC double glazed window to rear with a pleasant outlook over the garden. Radiator. Built-in wardrobes with hanging and storage.

OUTSIDE The front garden is mainly lawned and bordered by a low brick wall with a pathway leading to the front door. Exterior light. A driveway providing off road parking continues to the:



GARAGE 20'6" x 7'8" (6.24m x 2.34m) Electric door. Power and light. Gas and electric meters. Personal door to the rear garden.

The rear garden is enclosed by wooden fencing and wall with privacy blocks and comprises of a central lawn with various surrounding borders. These include paved areas and gravelled beds planted with established plants and shrubs. A pathway leads to the raised **TERRACE** housing a **WOODEN CHALET** and providing ample space for garden furniture to sit and relax, enjoying the views towards the sea and Scadson woods. A further terrace leads around the side providing a good size storage area with access to the Garage.

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band C

We understand from the current Vendors that the following works have been carried out within the last 2 years:

Re-wiring throughout

Decorated and new fitted Kitchen, to include a new Vaillant gas boiler

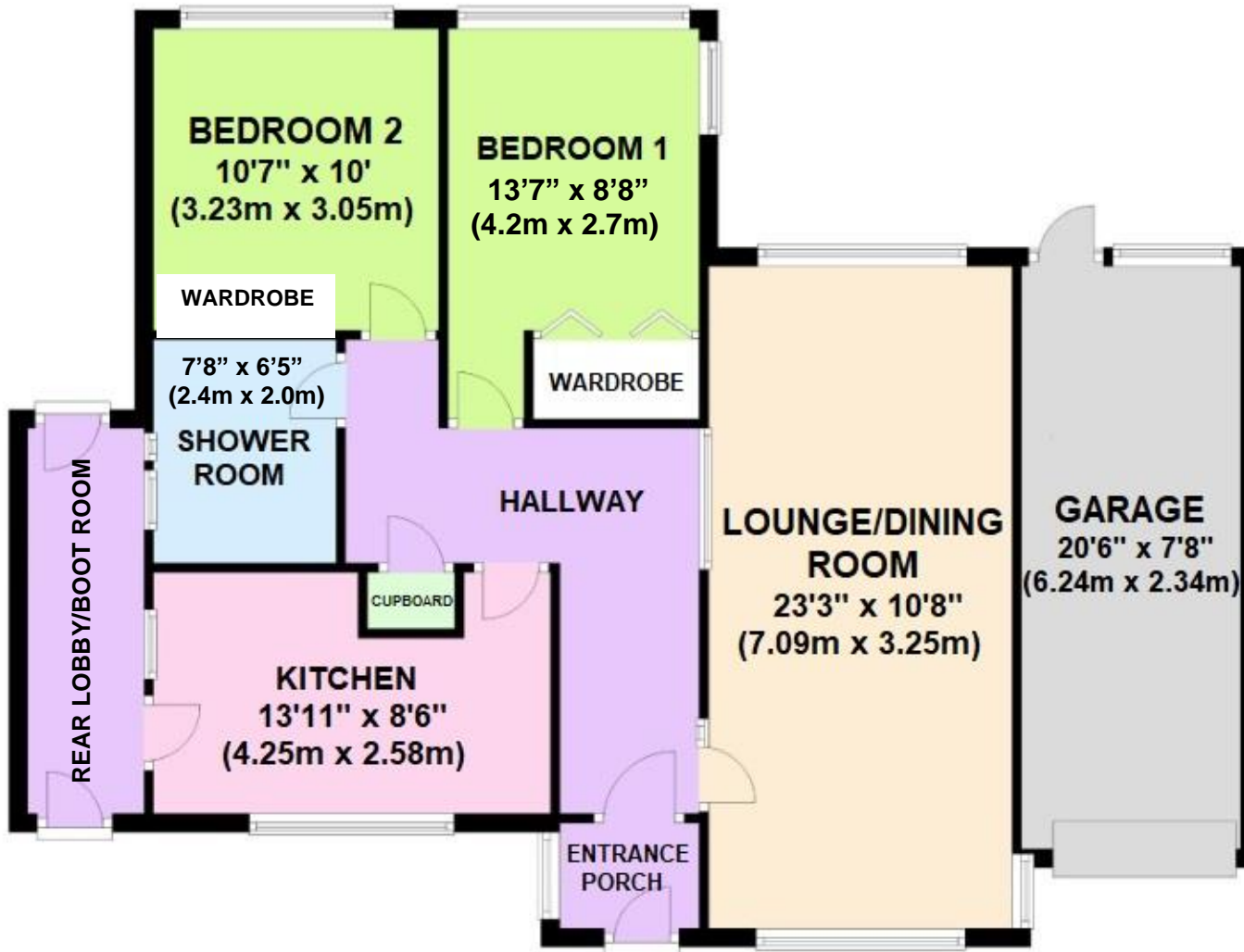
Decorated and new fitted Shower room

New roof to the Garage



Ground Floor

Approx. 93.4 sq. metres (1005.7 sq. feet)



Total area: approx. 93.4 sq. metres (1005.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 