



ALL HALLOWS ROAD, PRESTON, PAIGNTON, TQ3 1DX

Pincombe's
estate agents



A TRADITIONAL STYLE SEMI-DETACHED HOUSE ENJOYING PLEASANT VIEWS OVER THE SURROUNDING AREA – VIEWING RECOMMENDED

This attractive bay fronted semi-detached House is situated in an elevated position with a tranquil outlook across the surrounding area towards local woodland. The home is located within the popular Preston area, convenient for the shopping parades at both Livermead and Preston Down Road which are approximately half a mile away. There is also a primary school, parks, and walks to be enjoyed at the nearby Scadson woods, as well as easy access to the sheltered beach at Hollicombe and the scenic Southwest coast path, all within about half a mile from the property.

The family home is offered for sale in good order with the accommodation comprising: Living room, Dining Room opening to Garden Room/Sun Lounge with direct access onto the garden, and fitted Kitchen on the ground floor, with 3 Bedrooms and a Bathroom on the first floor. Outside, to the front there is substantial paved hardstanding for off road parking along with a Garage, and to the rear, an enclosed garden arranged as terraces to provide space for relaxing to enjoy the views, and also areas for play/entertaining.

The Accommodation Comprises:

GROUND FLOOR

UPVC front door with decorative leaded light obscure panel and UPVC window to side.

HALLWAY Understairs recess, ideal for storage. Built-in storage cupboard. Dado rail. Picture rail. Coved ceiling. Radiator.

LIVING ROOM 13'2" x 11'5" (4.0m x 3.5m) max UPVC double glazed bay window to front with a pleasant outlook over the surrounding area towards woodland. Coved ceiling. Radiator. T.V. aerial point. Wall hung fire suite. Through to:

DINING ROOM 11'7" x 10'7" (3.5m x 3.2m) Woodburning stove on a raised hearth with chunky wooden mantel over. Coved ceiling. Radiator. UPVC sliding patio doors through to:

GARDEN ROOM/SUN LOUNGE 10'4" x 9'3" (3.2m x 2.8m) Tiled floor. Room width bench seating. Power. UPVC double glazed windows to side and rear. UPVC double glazed door to garden.

KITCHEN 9'7" x 8'6" (2.9m x 2.6m) max Worktops to 3 sides with inset stainless-steel sink, drainer unit and modern storage units beneath. Matching range of eye-level units including a double display cupboard with glass fronted doors. Fitted Bosch induction hob with extractor hood over. Built-in Hotpoint oven. Integrated dishwasher and fridge/freezer. Space and plumbing for



Washing machine. Part tiled walls. UPVC double glazed window to rear overlooking the garden. UPVC double glazed bay window to side.

FIRST FLOOR

LANDING UPVC obscure glazed window to side. Coved ceiling. Dado rail. Picture rail.

BEDROOM 1 13'3" x 10'4" (4.0m x 3.2m) max UPVC double glazed bay window to front with lovely views over the surrounding area towards woodland. Coved ceiling. Radiator.

BEDROOM 2 13'2" x 10'6" (4.0m x 3.2m) max UPVC double glazed bay window to rear overlooking the garden. Range of fitted wardrobes with sliding doors, providing ample storage space. Coved ceiling. Radiator.

BEDROOM 3 7' x 6'10" (2.1m x 2.1m) UPVC double glazed window to front with views over the surrounding area. Radiator. Coved ceiling.

BATHROOM 'P' shaped bath with shower and glazed screen. Pedestal wash basin. Low level W.C. Tiled walls. Heated towel rail. Inset spotlights. Built-in storage cupboard housing the gas central heating boiler. Access to roof space. UPVC obscure glazed window to rear.



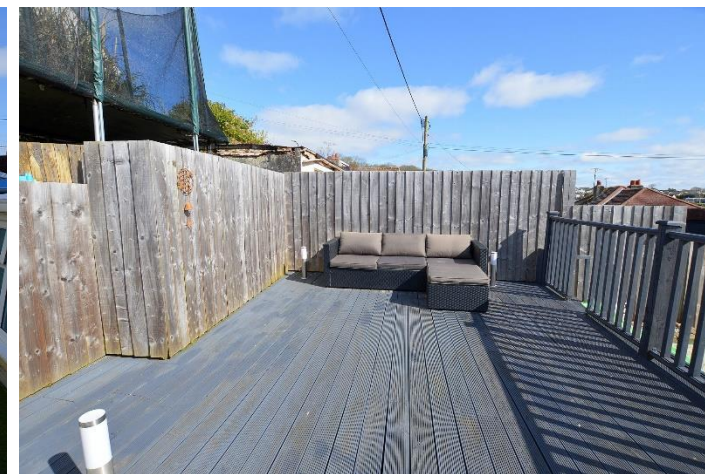
OUTSIDE To the front of the property, there is substantial paved **HARDSTANDING** providing ample parking, and a **DRIVEWAY** leading to the **GARAGE**. An attractive low, tile topped wall surrounds the front, with a planted border and steps leading to the front door.

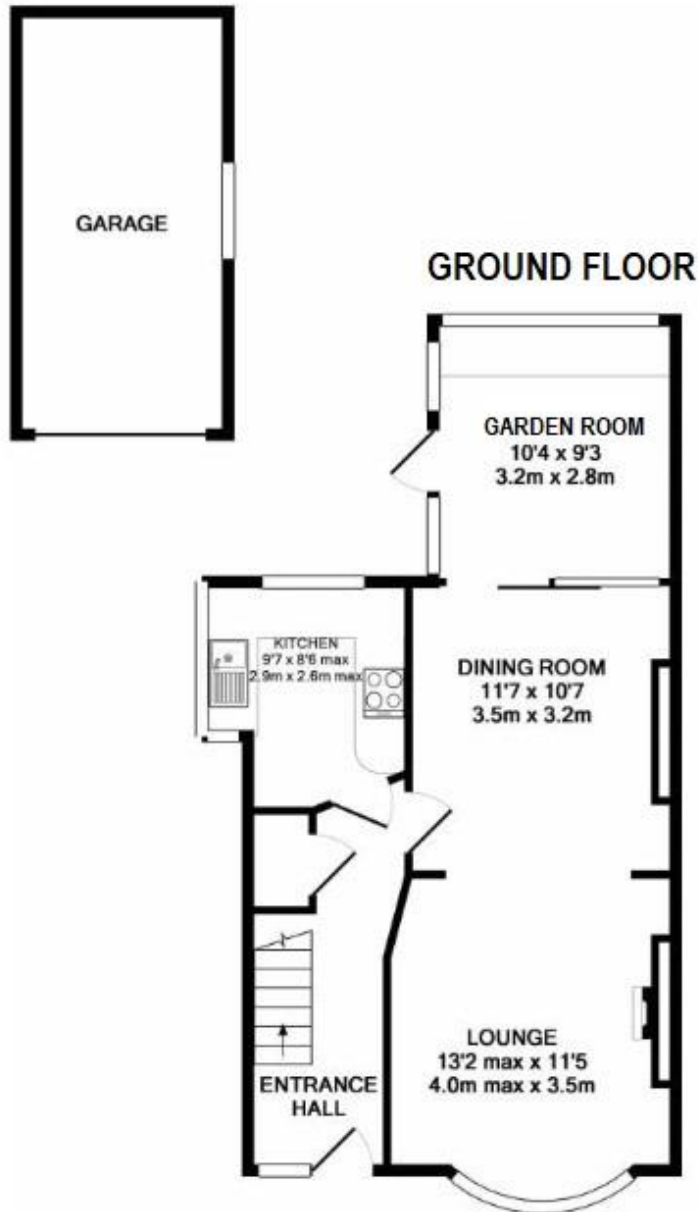
To the rear, there is a wooden decked area with double opening wooden access gates to the driveway and Garage. Water tap. Paved steps lead to the enclosed garden which has been terraced to provide a number of level garden areas, comprising of an astro turfed lawn with surrounding borders, a good size wooden decked terrace with plenty of space for garden furniture and BBQ, and gravelled garden areas with surrounding raised borders.

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band C (Torbay Council)





FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(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 