



Sandringham Gardens, Preston, Paignton, TQ3 1JB

Guide Price £650,000 - £675,000

[www.garganandhart.co.uk](http://www.garganandhart.co.uk)

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**Gargan & Hart**  
Estate Agents

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The property is entered through a porch leading into a spacious kitchen/diner which has plenty of built in cupboard space. The kitchen comes complete with wall, base, and drawer units, built in gas oven and inset gas hob with extractor fan over and space for a fridge freezer. From this room you enter a large hallway with stairs up to the first floor and door into the conservatory. The lounge is a spacious room with ornate mantle and double doors leading into the conservatory. The Conservatory is a light and airy space to sit back and relax. Double sliding doors lead out into the garden and a second door leads down some stairs into the sunroom. The sunroom acts a way through between the rear garden, the conservatory, a further set of stairs into the double garage and the large under house storage area.

Bedroom 1 can be found on the first floor and is complete with eaves storage and a walk-in bay window. Bedroom 2 is a spacious double bedroom at the back of the property with a pedestal wash hand basin and a private conservatory area. Bedroom 3 is, again, a double bedroom also with a pedestal wash hand basin. The final bedroom is bedroom 4 which is a double and comes complete with a pedestal wash hand basin also. Lastly is the bathroom which comes installed with a wash hand basin with built in cabinet underneath, a low-level WC, a bidet and claw foot roll top bath with shower attachment.

Outside to the front you will find a path leading to the front door lined with mature shrubs as well as a spacious driveway for approx. 3 cars as well as the double garage. To the rear is a patio area leading from the conservatory. Past this is a large garden which is mostly laid to lawn with mature shrubs to the back, perfect for aspiring gardener. From anywhere in the garden you can find breathtaking sea views across Paignton.





## STAR POINTS

- Spacious Detached Bungalow
- NO ONWARD CHAIN
- Stunning Sea Views
- Large Garden
- Double Garage
- 4 Double Bedrooms
- Spacious Driveway Parking
- Open Plan Kitchen/Diner
- Airy Lounge
- Ready to Make Your Mark



### **ADDITIONAL INFORMATION**

Tenure – Freehold  
Council Tax Band - F  
Local Authority – Torbay Council  
EPC – TBC

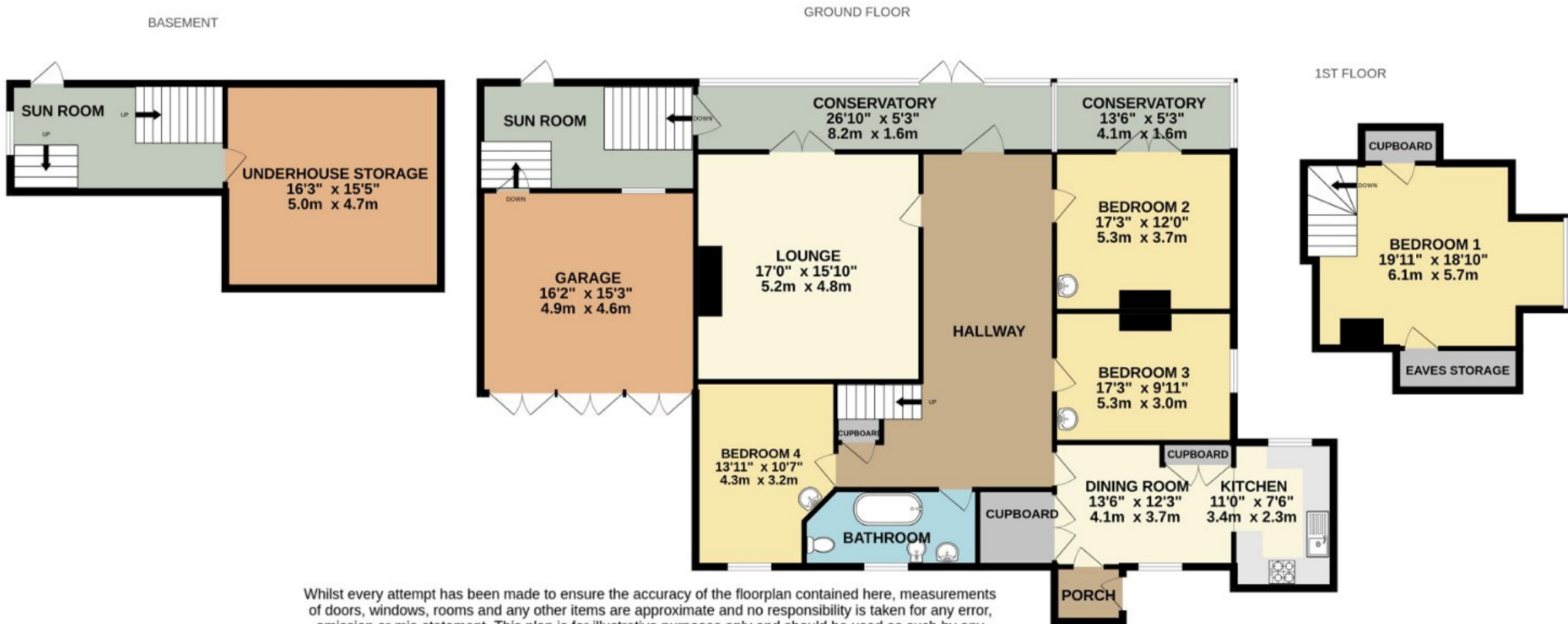
### **VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

### **DIRECTIONS**

From the A380 Hamlin Way Bypass, turn into Preston Down Road. Bare right into Sandringham Gardens where the property can be seen on the right hand side.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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