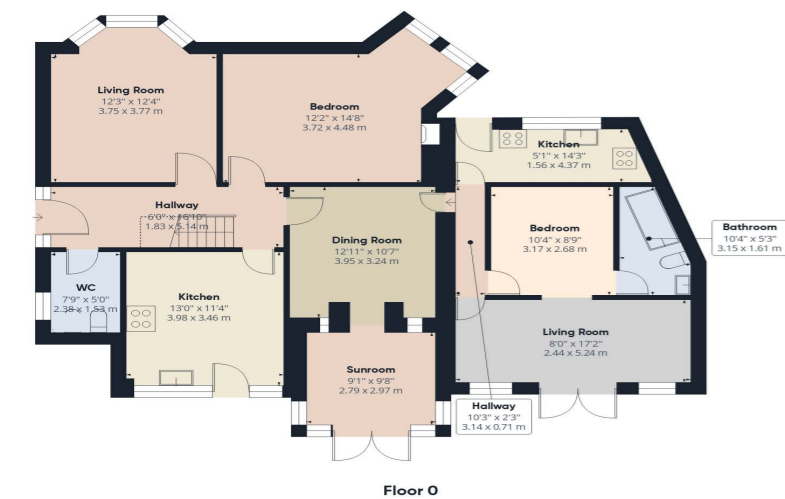




Guide Price £395,000 - £410,000

Preston Down Road, Paignton, TQ3
2RR

A substantially sized detached family home located within the desirable location of Preston. The property comprises of a welcoming entrance hallway, two spacious sitting rooms, a dining room through to sun room, kitchen, downstairs cloakroom, four large bedrooms, a family bathroom, a further self contained annexe with its own kitchen, living room, bedroom and bathroom, sunny gardens and a vast amount of off road parking. The property is perfectly situated within a short level walk of Preston beach, local shops, doctors and pharmacies, cafes, schools, bus links and more.



ENTRANCE HALL A uPVC double glazed front door opens into a wide and welcoming entrance hallway. Featuring gas central heating, overhead lighting, stairs rising to the first floor and a doors leading to the adjoining rooms.

LIVING ROOM A bright and airy principal reception room situated at the front of the home. Offering ample space for a full suite of furniture, it boasts a large uPVC double glazed bay window, TV point, and a gas central heated radiator.

SITTING ROOM A generous and flexible second reception room, ideal as a family room, playroom, or home office. This space features another uPVC double glazed bay window and a gas central heated radiator.

DINING ROOM Perfect for entertaining, the spacious dining room overlooks the rear garden and is flooded with natural light through the uPVC double glazed French doors, offering seamless indoor outdoor living.

KITCHEN A well appointed and expansive kitchen fitted with a range of wall, base and drawer units with roll edged work surfaces. It includes a 1½ bowl stainless steel sink and drainer, a range style cooker, and dedicated spaces for a washing machine, tumble dryer, dishwasher and American style fridge freezer. With uPVC double glazed windows and a rear access door.

CLOAKROOM Conveniently located on the ground floor, a low level flush WC, ideal for guests.

FIRST FLOOR

BEDROOM ONE An impressively large master bedroom positioned at the front of the home, complete with wardrobes, drawers and a dressing table, uPVC double glazed bay window and a gas central heated radiator.

BEDROOM TWO A spacious double bedroom featuring restored original floorboards, uPVC double glazed window and gas central heating.

BEDROOM THREE Another generously sized double room, this third bedroom offers ample space with uPVC double glazed window and radiator.

BEDROOM FOUR A versatile single bedroom, ideal as a child's room, home office, or hobby space. Includes uPVC double glazed window and gas central heated radiator.

FAMILY BATHROOM The family bathroom includes a freestanding bath, walk in double shower, wall mounted wash hand basin and low level WC. Finished with modern tiling, obscure uPVC double glazed windows and a chrome heated towel rail.

ANNEXE Perfect for extended family, guests, or potential rental income, the self contained annexe provides independent living space with private access.

KITCHEN A practical galley style kitchen fitted with base and drawer units, roll edged worktops, a 1 bowl stainless steel sink, gas cooker, space and plumbing for a washing machine, and uPVC double glazed window and door to the front of the property.

LIVING ROOM A bright and comfortable living area with a feature fireplace, uPVC double glazed windows, and French doors opening onto the garden. An archway leads directly into the bedroom.

BEDROOM A spacious double bedroom with convenient access to the en-suite.

EN-SUITE Comprising a low level flush WC, pedestal wash hand basin, and panelled bath.

OUTSIDE The west facing is bathed in afternoon and evening sun. Mostly laid to lawn with a patio area, perfect for al fresco dining, alongside mature shrubs and planting, a timber built shed, and useful side access.

PARKING To the front is a large driveway that provides off road parking for multiple vehicles.

Address 'Preston Down Road, Paignton, TQ3 2RR'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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