



Duchy Drive | Preston | Paignton | TQ3 1HA

Offers Over £325,000

A spacious three bedroom detached bungalow located in the highly desirable location of Preston, Paignton. The bungalow boasts a welcoming inner hallway, a spacious living room, a fitted kitchen, three double bedrooms, a family bathroom, a separate WC, sunny rear gardens, a garage and off road parking. The bungalow is conveniently located within easy reach of local shops, bus links, Occombe farm and cafe, Scaddon woods, the ring road and more. The property is being offered with no onward chain!

- NO CHAIN!
- GARAGE
- OFF ROAD PARKING
- SEA VIEWS
- THREE DOUBLE BEDROOMS
- SUNNY REAR GARDENS
- SOUGHT AFTER LOCATION

**ENTRANCE** A wooden glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoins rooms, loft hatch, overhead lighting and a gas central heated radiator.

**LIVING ROOM** - 4.53m x 3.65m (14'10" x 11'11") A bright and spacious living room to the front aspect of the property with sea views across Paignton. An open fireplace, uPVC double glazed bay window and a gas central heated radiator.

**KITCHEN** - 3.85m x 2.46m (12'7" x 8'0") A sizeable fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a gas cooker and space and plumbing for a washing machine and fridge freezer. Tile backsplash, door leading out to the side porch and overhead lighting.

**BEDROOM ONE** - 4.59m x 2.77m (15'0" x 9'1") A wonderfully large and light filled master bedroom to the front aspect of the bungalow with sea views, space for ample furniture, uPVC double glazed bay window and a gas central heated radiator.

**BEDROOM TWO** - 3.97m x 4.04m (13'0" x 13'3") A second brilliantly large double bedroom currently being utilised as a formal dining room that overlooks the picturesque rear gardens with a decorative gas fireplace, uPVC double glazed windows and a uPVC double glazed door leading out to the rear. Gas central heated radiator.



**BEDROOM THREE** - 3.64m x 2.75m (11'11" x 9'0") A third generously sized and spacious double bedroom again overlooking the sunny rear gardens. uPVC double glazed bay window and a gas central heated radiator.

**BATHROOM** A spacious family bathroom comprising of a pedestal wash hand basin and a walk in panelled bath unit with wall mounted shower attachments. Tiled walls, uPVC obscure double glazed window and a chrome heated towel rail.

**CLOAKROOM** A low level flush WC and a uPVC obscure double glazed window.

**OUTSIDE** A sunny rear garden that boasts sizeable patio area ideal for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants. Within the gardens is a timber built summer house perfect for enjoying the summer evenings, a water tap, side access to the front of the property and access into Scaddon woods.

**PARKING** Off road parking to the front of the property leading up to the garage with a further well-manicured front garden to the side of the driveway.

**GARAGE** A single garage with a metal garage door, overhead lighting, electrical points and a courtesy door leading into the gardens.

Address 'Duchy Drive, Preston, Paignton, TQ3 1HA'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

### Contact Details

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