



GUIDE PRICE OF £600,000 - £650,000

Merryland Gardens,
Preston, Paignton,
TQ3 1HS

Located in a popular residential area of Preston, this deceptively spacious detached home sits within a quiet cul-de-sac accessed from Sandringham Drive. The property backs directly onto Occombe Woods, providing a private and peaceful setting while remaining well placed for local shops, schools, the Torbay Ring Road and the coastal promenade leading to Paignton seafront. The accommodation is ideal for family living and is complemented by a self-contained annexe, offering excellent flexibility for multi-generational living, home working or potential holiday letting. An internal viewing is highly recommended.



ENTRANCE Obscure uPVC double-glazed door and side panel leading into:-

ENTRANCE PORCH Door with side panel opening into:-

ENTRANCE HALLWAY Radiator, power points, stairs to first floor, understairs cupboard housing fuse board. Doors to:-

OPEN-PLAN LOUNGE/DINING ROOM Bright and spacious room with large windows to the side and rear, enjoying a sunny aspect throughout the day. Sliding patio doors open onto the balcony.

• LOUNGE AREA: Gas fire, radiator, power points

• DINING AREA: Radiator, power points, door to kitchen

BALCONY Generous balcony with stainless steel and glass balustrading, enjoying a private outlook over the garden, Occombe Woods and distant sea views.

KITCHEN Fitted wall and base units with work surfaces, integrated double oven and dishwasher, four-ring gas hob, space for American-style fridge/freezer, stainless steel sink, power points. Windows to front and rear with sliding door to garden. Door to:-

UTILITY ROOM Base units, space and plumbing for washing machine and tumble dryer, radiator, windows to rear and side. Door to:-

OFFICE/STUDY Windows and door to front, providing a useful home office or separate entrance for business use.

BATHROOM/WC Freestanding bath, WC, wash basin set into vanity unit, corner shower with electric unit, heated towel rail, radiator and obscure window.

BEDROOM FOUR Window, radiator, power points and wash basin set into vanity unit.



FIRST FLOOR

LANDING Sun tunnel, power points, glass balustrading and airing cupboard housing immersion tank.

BEDROOM ONE Large picture window and patio doors opening onto a Juliet balcony, enjoying views over Occombe Woods, the garden and distant sea. Radiator, power points, loft access. Doors to:-

WALK-IN DRESSING ROOM Roof window and radiator.

ENSUITE SHOWER ROOM/WC Double walk-in shower, wash basin set into vanity unit, bidet, WC, two chrome towel radiators and obscure window.

BEDROOM TWO Rear-facing with woodland and sea glimpses, radiator, power points, mirrored fitted wardrobes and door to:-

ENSUITE SHOWER ROOM/WC Shower enclosure with electric unit, wash basin with storage, WC and extractor.

BEDROOM THREE Front-facing bedroom with mirrored fitted wardrobes, radiator and power points.

ANNEXE Self-contained annexe with private entrance accessed via a side gate.

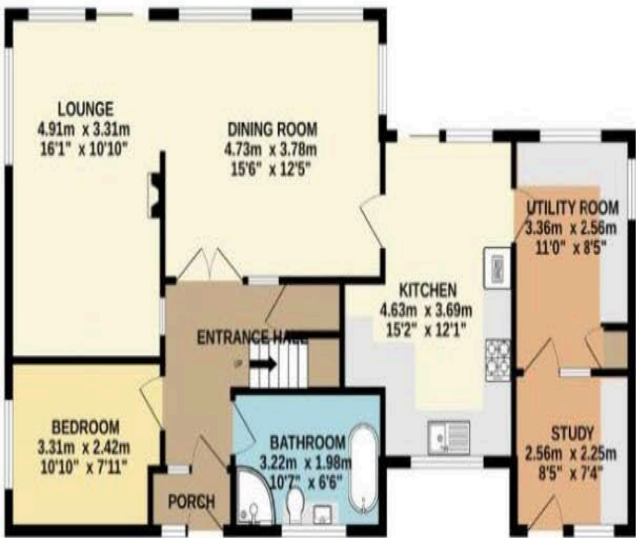
LOUNGE/KITCHEN Rear-facing windows, two radiators, power points, base units, circular stainless steel sink, space for cooker and fridge. Opening to bedroom. Door to:

SHOWER ROOM/WC Corner shower with electric unit, wash basin with vanity storage, extractor and obscure window.

BEDROOM Window, radiator and power points.

GARDEN The property enjoys a private rear garden backing directly onto Occombe Woods, offering a peaceful and secluded setting. The garden is mainly laid to lawn with mature trees and planting providing a natural backdrop, while the balcony and patio areas offer ideal spaces for outdoor seating and entertaining

GROUND FLOOR
86.2 sq.m. (927 sq.ft.) approx.



1ST FLOOR
70.2 sq.m. (756 sq.ft.) approx.



ANNEXE 4A
25.2 sq.m. (271 sq.ft.) approx.



Address 'Merryland Gardens, Preston, Paignton, TQ3 1HS'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '64 | D'

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