



Offers Over £650,000

Marine Drive,  
Paignton, TQ3 2NS

A substantially sized five bedroom detached dormer bungalow located on Preston sands beach. The property offers an abundance of space and comprises of a welcoming inner porch that opens into a wide entrance hallway, a large living room, a further sitting room, a spacious kitchen/diner, a utility room, five double bedrooms, two family bathrooms, a further cloakroom/wet room, front and rear gardens and off road parking. The property boasts phenomenal sea views across the entire bay as it sits on Preston sands beach and is within each reach local shops, restaurants, doctors and pharmacies, bus links, schools and more. The property is being offered with no onward chain!



**PROPERTY MATCHING** A substantially sized five bedroom detached dormer bungalow located on Preston sands beach. The property offers an abundance of space and comprises of a welcoming inner porch that opens into a wide entrance hallway, a large living room, a further sitting room, a spacious kitchen/diner, a utility room, five double bedrooms, two family bathrooms, a further cloakroom/wet room, front and rear gardens and off road parking. The property boasts phenomenal sea views across the entire bay as it sits on Preston sands beach and is within easy reach of local shops, restaurants, doctors and pharmacies, bus links, schools and more. The property is being offered with no onward chain!

**ENTRANCE** A uPVC double glazed front door opening into a wide and welcoming entrance porch, triple aspect uPVC double glazed windows to the side and front overlooking the Preston sands beach, electrical points, a gas central heated radiator and a secondary door opening into:-

**HALLWAY** A welcoming inner hallway with doors leading to the adjoining rooms, stairs rising to the first floor, picture and dado rails, overhead lighting and two gas central heated radiators.

**LOUNGE** An incredibly large and light filled living room with phenomenal sea views across the bay, space for ample furniture, a gas fireplace, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/DINER** A large kitchen/diner perfect for modern day living and entertaining with a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an eye level electric Neff double oven with grill integrated and a four ring gas hob with extractor hood above. Further integrated appliances include dishwasher, fridge and freezer, tile backsplash, double aspect double glazing with windows to the side aspect and French doors leading out to the gardens. Space for a 8 seater dining table, overhead spotlighting and a gas central heated radiator.

**UTILITY ROOM** A useful utility room with space and plumbing for a washing machine, dryer and further fridge freezer. A 1 bowl Belfast porcelain sink, a deep built in storage cupboard, a uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** An incredibly spacious second double bedroom located on the ground floor of the property with stunning sea views across the bay. Space for an a vast amount of furniture, uPVC double glazed bay window and a gas central heated radiator.

**SITTING ROOM** A spacious further sitting room again to the front aspect of the property with phenomenal sea views, an open fireplace, uPVC double glazed floor to ceiling windows and a gas central heated radiator.

**BEDROOM FOUR** A fourth great sized double bedroom overlooking the rear gardens, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A spacious family bathroom comprising a three-piece suite of a low-level flush WC, a pedestal wash and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiling to the walls and floors, a deep fitted storage cupboard, uPVC double glazed obscure window and a gas central heated radiator.

**CLOAKROOM/WET ROOM** A useful cloakroom/wet room with low level flush WC, a wall mounted wash hand basin and wall mounted shower attachments. uPVC obscure double glazed window and extractor fan.

#### FIRST FLOOR

**BEDROOM ONE** A spectacularly large master bedroom to the front aspect with breathtaking sea views across the entire bay, built in bay seating area perfect for taking in the incredible outlook, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** A third spectacularly large double bedroom again with incredible sea views, a deep walk in wardrobe, uPVC double glazed window and a gas central heated radiator.

**BEDROOM FIVE** A fifth sizeable double bedroom that could alternatively make an ideal office/snug/hobby room etc. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A sizeable family bathroom boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above. Tiled walls, uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** An enclosed and level rear garden that has been thoughtfully designed for ease of maintenance being predominantly laid to concrete patio perfect for outdoor dining and entertaining.

**FRONT GARDEN** Off-road parking to the front of the property for three cars as well as a large front garden to the side that is predominantly laid lawn with a variety of mature shrubs, plants and hedges.



Floor 0



Floor 1

Approximate total area<sup>9</sup>  
2117.4 ft<sup>2</sup>  
196.71 m<sup>2</sup>

Reduced headroom  
8.47 ft<sup>2</sup>  
0.79 m<sup>2</sup>

(1) Excluding balconies and terrace

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IP6-3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

**Address Marine Drive, Paignton, TQ3 2NS**

Tenure Freehold

Council Tax Band F

EPC Rating D

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