



Guide Price £425,000 - £450,000

Winsu Avenue,
Preston, Paignton,
TQ3 1QE

A beautifully presented three bedroom detached bungalow located in the highly desirable location of Preston, Paignton. The bungalow comprises of a welcoming entrance porch that leads into a wide and inviting hallway, a large living room/diner, kitchen/breakfast room, three double bedrooms with the master being en-suite, a further spacious family shower room, a useful utility room, well manicured front and rear gardens, off road parking and a garage. The property also benefits from stunning sea views and is ideally located within easy reach of schools, bus links, local shops and doctors, woodland walks and more.



ENTRANCE PORCH A uPVC double glazed front door opens into a welcoming entrance porch complemented by side uPVC double glazed windows and a secondary door leading into the main hallway.

HALLWAY A wide and inviting hallway providing access to all principal ground floor rooms. Features include newly laid herringbone LVT flooring, a fitted storage cupboard, gas central heating radiator and stairs rising to the first floor.

LOUNGE/DINER A wonderfully spacious open plan lounge and dining area, ideal for modern living and entertaining. The lounge offers generous space for furnishings and features a newly fitted gas fireplace with marble surround, a uPVC double glazed bay window and two charming arched side windows. Through a wide archway the dining area comfortably accommodates a 6/8 seater table and benefits from uPVC double glazed windows, a gas central heating radiator and herringbone LVT flooring throughout.



KITCHEN/BREAKFAST ROOM A well appointed and spacious kitchen fitted with a range of wall, base and drawer units topped with roll edge work surfaces. Appliances include an integrated electric oven and grill, four ring gas hob with extractor hood, dishwasher, fridge freezer and microwave. Additional features include a 1½ bowl stainless steel sink and drainer, tiled splashbacks, under unit lighting, breakfast bar seating, and double aspect uPVC double glazed windows overlooking the beautifully maintained rear garden. Gas central heating radiator and door leading to the utility room.

UTILITY ROOM / BOOT ROOM A generous and practical utility space offering plumbing and space for both a washing machine and tumble dryer. Finished with tiled flooring, fitted storage cupboard, and uPVC double glazed windows to both the front and rear gardens.

BEDROOM TWO A spacious ground floor double bedroom enjoying sea glimpses. Features include built in wardrobes, a uPVC double glazed bay window and gas central heating radiator.

BEDROOM THREE Another well proportioned double bedroom overlooking the rear garden, complete with built in mirrored wardrobes, uPVC double glazed window and gas central heating radiator.

SHOWER ROOM A modern and spacious family shower room comprising a low level WC, vanity wash hand basin with fitted storage and adjoining work surfaces, and a walk in triple shower. Fully tiled walls and flooring, shaver point, two uPVC obscure double glazed windows, extractor fan and chrome heated towel rail.

FIRST FLOOR

BEDROOM ONE An impressive master bedroom suite offering stunning sea views across Paignton and towards Berry Head, Brixham. Benefits include built in wardrobes, uPVC double glazed window, gas central heating radiator and access to the en-suite.

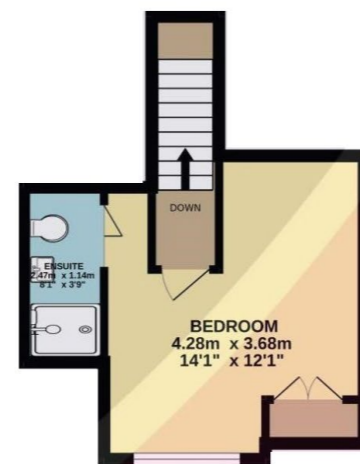
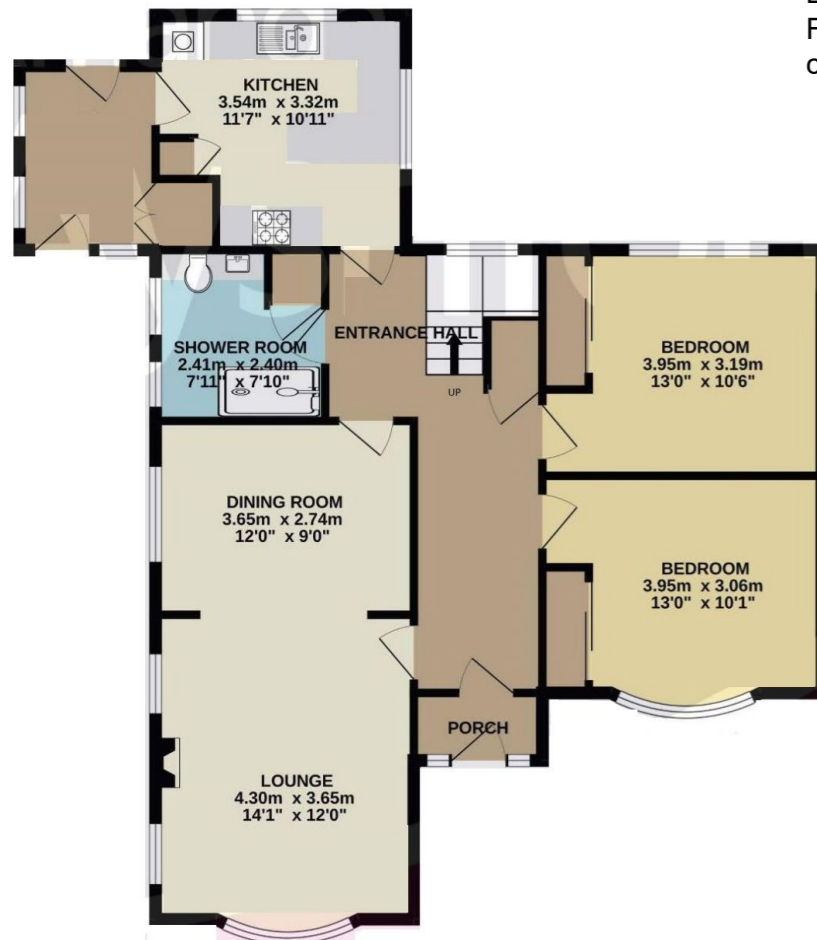
EN-SUITE Fitted with a three piece suite comprising a low level WC, vanity wash hand basin with storage, and walk in double shower. Tiled walls and flooring, extractor fan and door leading to eaves storage.

OUTSIDE

REAR GARDEN A beautifully manicured rear garden featuring a paved patio area ideal for outdoor dining and entertaining, alongside a generous lawn, well stocked flower beds with mature shrubs and plants, a timber built summer house and a courtesy door providing access to the garage.

GARAGE A sizeable garage accessed via a metal up and over door offering excellent storage space and benefitting from power, lighting, water tap and a courtesy door to the garden.

FRONT Off road parking to the front of the property for two vehicles.



Address 'Winsu Avenue, Preston, Paignton, TQ3 1QE'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '44 | E'

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