



Asking Price Of £365,000

Southfield Avenue,  
Preston, Paignton,  
TQ3 1LF

A three bedroom detached chalet bungalow located within the highly sought after location of Preston, Paignton. The property comprises as of a welcoming entrance hallway, a spacious living room, a large open plan kitchen/diner/snug, three double bedrooms two of which are en-suite, a further modern family bathroom, sunny low maintenance rear gardens, an integral garage and ample off road parking. The home is of perfectly situated within easy reach of Preston promenade of shops, doctors and pharmacies, the ring road, and more. The property is being offered for sale with no onward chain!



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



**LOUNGE** A wonderfully bright and spacious living room enjoying spectacular far reaching sea views across towards Torquay and Brixham. The room offers an abundance of space for furnishings and features an attractive fireplace, built in storage within the alcoves, UPVC double glazed bay window and gas central heating radiator.

**BEDROOM TWO** A generously proportioned double bedroom situated to the front of the property, enjoying views over the well maintained front gardens. Features include a UPVC double glazed bay window, gas central heating radiator and door leading to the en-suite.

**EN-SUITE** A contemporary three piece suite comprising a low level flush WC, wash hand basin with fitted storage beneath and separate shower cubicle. Finished with part tiling, UPVC obscure double glazed window, extractor fan and chrome heated towel rail.

**BEDROOM THREE** A further well proportioned double bedroom offering ample space for furnishings, with built in storage, UPVC double glazed window and gas central heating radiator.

**FAMILY BATHROOM** A modern and recently fitted family bathroom comprising a low level flush WC, vanity wash hand basin with fitted storage beneath and panelled bath. Complementary tiling, mirrored medicine cabinet, UPVC obscure double glazed window and chrome heated towel rail.

**FIRST FLOOR**

**BEDROOM ONE** An exceptionally spacious and light filled master bedroom enjoying breathtaking far reaching sea views across the bay, stretching from Thatcher Rock Torquay towards Berry Head in Brixham. The room offers an abundance of space for furnishings and storage, with velux windows and two gas central heating radiators. A door leads to the en-suite.

**EN-SUITE** A contemporary and recently fitted master en-suite comprising a low level flush WC, vanity wash hand basin with fitted storage beneath, panelled bath and walk in double shower. Finished with complementary modern tiling, velux window and chrome heated towel rail.

**OUTSIDE**

**REAR GARDEN** A beautifully landscaped and sun soaked rear garden designed with ease of maintenance in mind. A generous patio area is directly accessible from the open plan kitchen/diner, providing the perfect setting for alfresco dining and entertaining. Two steps lead to a decorative pebble stone area with a feature patio, while the remainder of the garden incorporates a decked seating area, further pebble stone sections and a raised flower bed laid with bark and planted with a selection of mature shrubs and plants. The garden benefits from side access and an outside water tap

**INTEGRAL GARAGE** An integral garage with electric up and over door, providing useful storage space together with power and overhead lighting. A door from the garage provides convenient access into the property.

**FRONT** To the front of the property is a substantial double driveway providing ample off road parking for multiple vehicles. The driveways are separated by a low maintenance decorative front garden, laid with attractive pebble stones and complemented by a selection of mature plants and shrubs.



Address 'Southfield Avenue, Paignton, TQ3 1LF' Tenure 'Freehold' Council Tax Band 'D' EPC Rating '58 | D'