Taylors
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Guide Price £400,000 - £425,000

Southfield Avenue,
Preston, Paignton,
TQ3 1LD

A well presented three bedroom detached bungalow located within the sought after location of Preston, Paignton. The bungalow comprises of a welcoming entrance hallway, a spacious living room, a modern kitchen that leads through to dining room ideal for entertaining, three double bedrooms with the master being en-suite, a modern shower room, sunny front and south facing rear gardens, garage and off road parking. The property is ideally situated within easy reach of bus links, Preston promenade of shops, doctors and pharmacies, Oldway mansions and school, as well as much more.

ENTRANCE A composite double glazed front door opens into a welcoming entrance hallway providing access to the principal accommodation. The hallway benefits from two gas central heating radiators, a built in airing cupboard with slatted shelving and a useful walk in cloak cupboard with obscure glazed window.

LOUNGE A generously sized living room enjoying attractive open sea views across to Torquay. The room benefits from a beautiful gas fire, gas central heating radiator, and uPVC double glazed windows to both aspects.

KITCHEN A spacious kitchen fitted with a range of wall mounted and base units complemented by granite work surfaces incorporating a stainless steel sink. Integrated appliances include an oven and combination grill, together with a five ring gas hob and stainless steel extractor hood over. There is space and plumbing for a washing machine, along with additional space for a tumble dryer. uPVC double glazed windows to both sides and an obscure uPVC double glazed door providing access to the side of the property. Further door leads seamlessly into the dining room ideal for entertaining.

DINING ROOM A well proportioned dining room enjoying a pleasant outlook across the well manicured rear gardens, with uPVC double glazed window to the rear and uPVC double glazed sliding patio doors opening directly onto the rear gardens. Gas central heating radiator.

BEDROOM ONE A large master bedroom situated to the rear overlooking the rear garden. The room benefits from ample space for furnishings, uPVC double glazed window, gas central heating radiator and Door leading into the en-suite shower room.

EN-SUITE SHOWER ROOM A modern shower room comprising a shower enclosure with sliding glass door, a vanity wash hand basin with useful storage beneath, low level flush WC, tiled flooring, chrome heated towel rail and uPVC obscure double glazed window to the side aspect.

BEDROOM TWO A wonderfully spacious double bedroom situated to the rear aspect, enjoying views over the rear garden. uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A further double bedroom situated to the front aspect, with uPVC double glazed window, gas central heating radiator and some sea views.

FAMILY SHOWER ROOM A contemporary family shower room Comprising a corner shower enclosure with sliding glass doors, complemented by panelled splashbacks. Vanity wash hand basin and low level flush WC, chrome heated towel rail and uPVC obscure double glazed window to the front aspect.

OUTSIDE To the front, the property benefits from a garden laid predominantly to lawn, together with a sloping driveway leading up to the property and providing access to the garage. Steps lead up to the front entrance, with further gated side access and steps to the right hand side of the property. A sunny south facing rear garden that has been thoughtfully designed with a large patio area perfect for alfresco dining and entertaining, with steps leading up to a substantial lawn within a timber built shed. Within the gardens is side access to the front of the property as well as a courtesy door that leads into the garage.

GARAGE A single garage with metal door, ample space for storage, electrical points and lighting, as well as a courtesy door leading out to the gardens.

AGENTS NOTE The property benefits from a spacious loft, which is predominantly boarded and accessed via a loft ladder. The loft also features a Velux window and offers potential for further development or extension, subject to obtaining any necessary planning permissions and building regulations approval.

Address ‘Southfield Avenue, Preston, Paignton, TQ3 1LD’

Tenure ‘Freehold’

Council Tax Band ‘D’

EPC Rating ’69 | C’