



33 Shorton Road, Preston

Paignton

Guide Price £400,000



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33 Shorton Road

Preston, Paignton

This immaculately presented and deceptively spacious semi detached house offers versatile accommodation across three floors, making it an ideal family home in a highly sought after and convenient residential area.

The property, which enjoys some lovely sea views, features five double bedrooms (which can also be arranged as four bedrooms and a study), providing ample space for growing families or those seeking a dedicated home office. There are two reception rooms - the lounge having a bay window overlooking the delightful front garden and the dining room having French doors onto the wooden decked rear garden. The kitchen has integrated appliances and leads into a breakfast room with further matching built in units and a skylight creating lots of natural light. Also on the ground floor and offering great convenience, is a downstairs WC, and a utility room with an internal door leading to the garage.

On the first floor there are three double bedrooms (the front rooms enjoying the sea views) and a spacious family bathroom which is fitted with a four piece suite including a tiled shower cubicle, a low level WC, a panelled bath, a vanity area with cupboards and an inset wash-hand basin.

A staircase rises to the second floor where there is the generous main bedroom with Velux windows to the front and rear, again enjoying the sea views. This room has a built in wardrobe and a bay window overlooking the sea.



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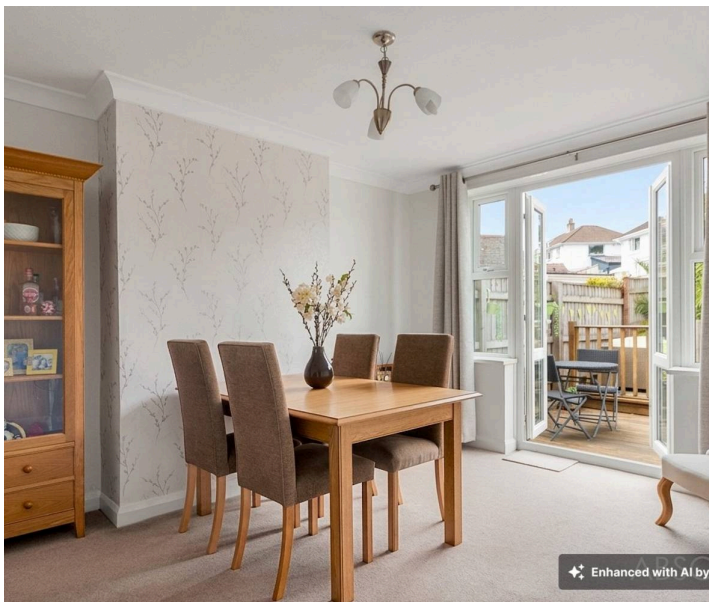
GARDEN

To the front of the property there is a generous laid to lawn garden which is enclosed by brick walling and established flower beds with a good range of plants, shrubs and flowers. The low maintenance rear garden features wooden decking with areas for outside seating and is enclosed by panelled fencing.

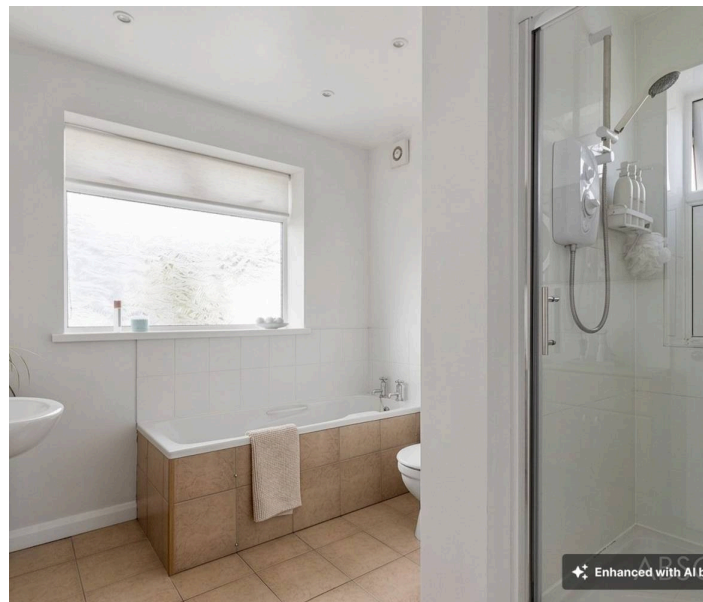
GARAGE

Single Garage

To the front of the property there is a driveway providing parking for 2/3 cars which leads to the garage with up and over door and electric light and power.



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The property is located in the highly sought after area of Preston. Preston has a good choice of shops, restaurants and cafes. Preston & Paignton have a choice of lovely beaches, along with the beautiful coastal walk connecting the nearby towns of Brixham and Torquay. Paignton town centre has a branch railway line, connecting to the nearby town of Newton Abbot which has a mainline station. Council Tax band: D

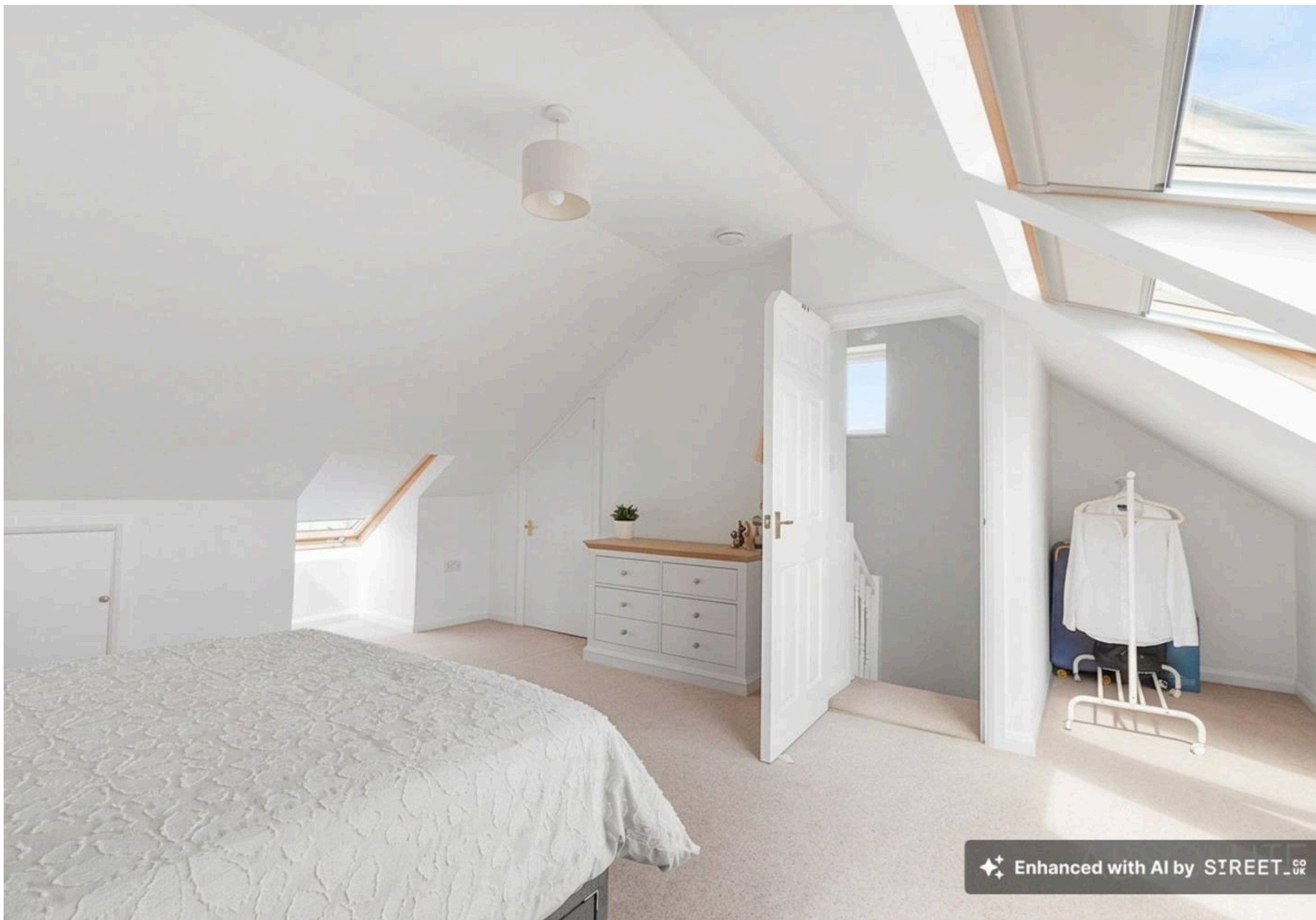
Tenure: Freehold

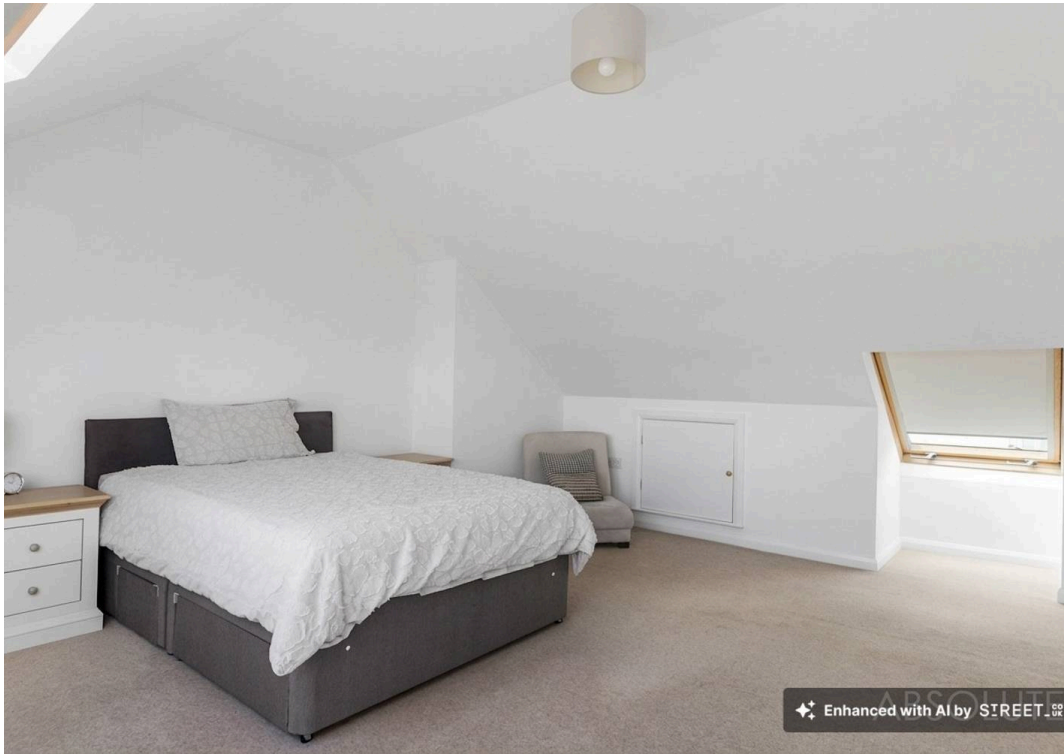
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculately presented & deceptively spacious semi detached house
- 5 Double bedrooms or 4 bedrooms and a study
- 2 Reception rooms
- Breakfast room leading into a utility room
- Downstairs cloakroom
- Lovely sea views
- Good sized garage
- Level lawned garden to the front and decked rear garden.
- Highly sought after and convenient residential area, close to local schools & amenities
- No onward chain. Viewing highly recommended

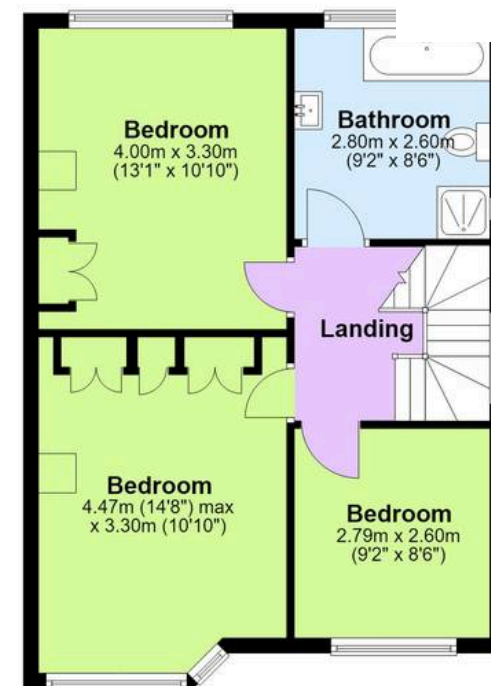






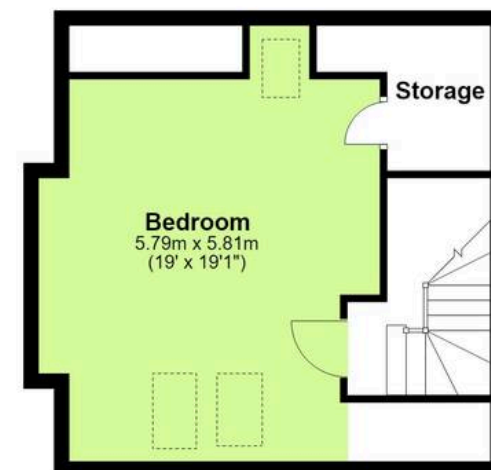
First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



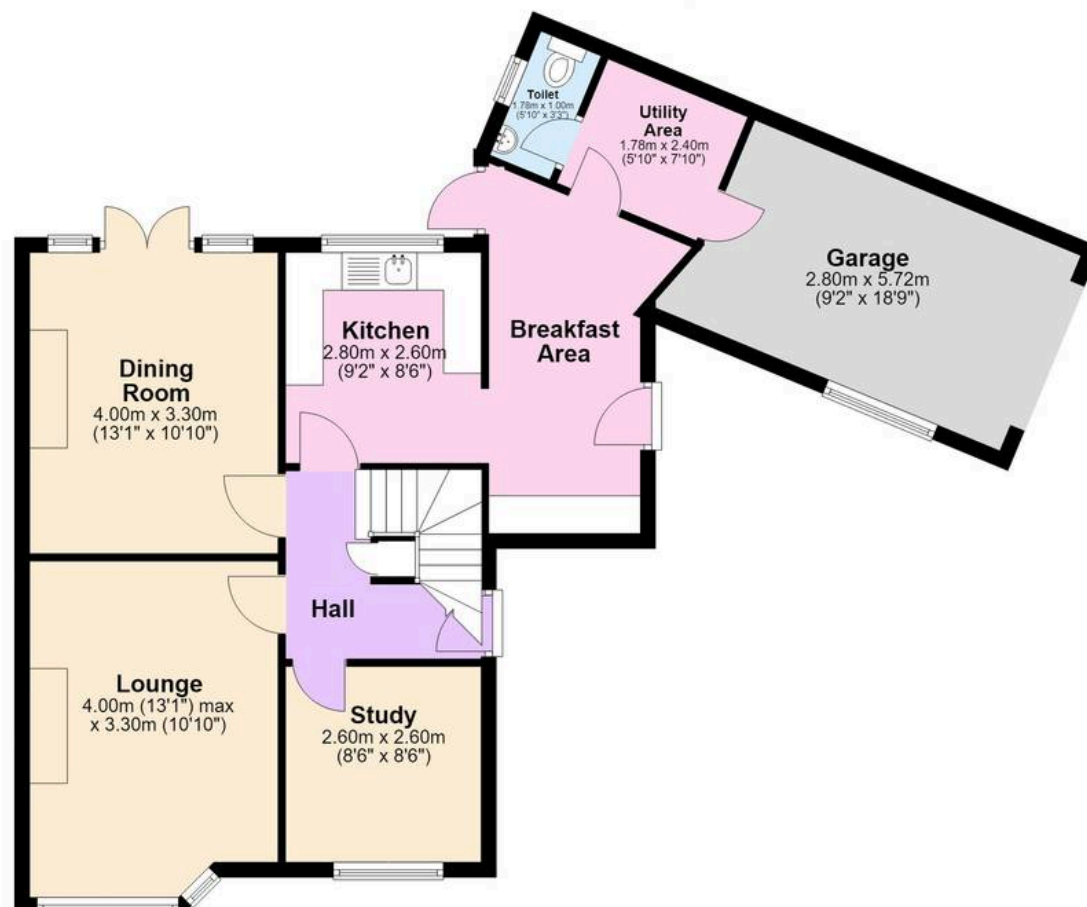
Second Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Ground Floor

Approx. 78.7 sq. metres (847.1 sq. feet)



Total area: approx. 161.8 sq. metres (1741.1 sq. feet)





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