



Guide Price £325,000 - £350,000

Duchy Drive, Preston,
Paignton, TQ3 1EW

A well presented two bedroom detached bungalow located within the highly desirable location of Preston, Paignton. The bungalow comprises of an inner porch that opens into a wide and welcoming inner hallway, a large and light filled living room, a modern kitchen, a useful conservatory area, two double bedrooms, a sizeable shower room, garage, ample off road parking and sun soaked gardens. The property is ideally situated within easy reach of local shops, bus links, Sandringham Gardens fields, woodland walks, the ring road and more. The property is being offered for sale with no onward chain!



ENTRANCE PORCH A uPVC double glazed composite entrance door opens into a welcoming porch with stone flooring, providing access via a secondary door into the main hallway.

HALLWAY A wide and inviting entrance hallway with doors leading to the principal accommodation. Features include a useful built in storage cupboard with shelving and housing the Worcester combination boiler, loft access which is boarded, thermostat heating controls, and a gas central heating radiator.

LIVING ROOM A bright and generously proportioned living room enjoying delightful views over the sun soaked rear garden. Offering ample space for a range of furniture, the room features a fireplace surround, dual aspect uPVC double glazed windows including an obscure side window, French doors opening onto the rear patio and a gas central heating radiator.

KITCHEN A contemporary fitted kitchen comprising a comprehensive range of wall, base and drawer units with complementary roll edge work surfaces. Features include a stainless steel sink and drainer, a dual fired cooker with gas hob and extractor hood above, a deep pull out larder unit, and space and plumbing for a slimline dishwasher and fridge freezer. Finished with tiled splashback, dual aspect uPVC double glazed windows, a gas central heating radiator, and a door leading into the conservatory.

CONSERVATORY A versatile conservatory providing an excellent additional sitting area overlooking the beautifully maintained rear garden. Benefiting from dual aspect uPVC double glazing, tilt and turn doors opening onto the garden, lighting and an internal courtesy door leading into the garage.

BEDROOM ONE A spacious principal bedroom positioned to the front of the property, enjoying views over the well maintained front garden. Featuring a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A well proportioned second double bedroom situated to the front aspect, offering ample space for bedroom furniture. Complete with a uPVC double glazed window and a gas central heating radiator.

SHOWER ROOM A generously sized shower room fitted with a low level WC, vanity wash hand basin with storage beneath, bidet, and a walk in shower. Complemented by obscure uPVC double glazed windows and a gas central heating radiator.

OUTSIDE

REAR GARDEN A beautifully presented, south facing rear garden enjoying an abundance of sunshine throughout the day. The garden features a generous patio, ideal for alfresco dining and entertaining, together with a well maintained lawn bordered by an attractive selection of mature shrubs and established planting.

FRONT To the front of the property is a substantial concrete driveway leading to the garage providing ample off road parking for several vehicles. A sizeable lawn complemented by mature shrubs.

GARAGE A single garage with a metal up and over door, offering excellent storage space. The garage houses the utility meters and consumer unit, benefits from lighting and power points, and features a courtesy door providing direct access into the conservatory.

AGNETS NOTE The property has had new carpets fitted throughout and was re decorated in 2025. There is also potential for the property to be extended due to the large plot.

Address ‘Duchy Drive, Preston, Paignton, TQ3 1EW’

Tenure ‘Freehold’

Council Tax Band ‘C’

EPC Rating ‘

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