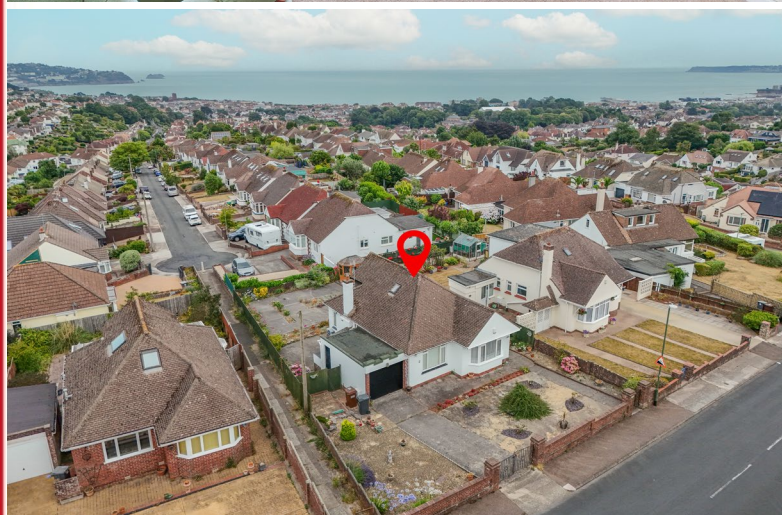




Guide Price £325,000 - £350,000

Southfield Avenue,
Preston, Paignton,
TQ3 1LF

A spacious two bedroom detached bungalow located in the desirable location of Preston, Paignton. The property comprises of an inner porch that leads into a welcoming hallway, a spacious living room through to dining room, kitchen, two double bedrooms, bathroom, a further cloakroom, front and rear gardens, garage and off road parking. The bungalow is ideally situated within a short drive of Preston parade of shops, doctors and pharmacies, bus links, Oldway mansions, schools and more. The property is being sold with no onward chain!



ENTRANCE PORCH A uPVC double glazed front door opens into a welcoming entrance porch featuring tiled flooring, overhead lighting and a further door leading through to the inner hallway.

HALLWAY A bright and spacious hallway provides access to the adjoining rooms and benefits from fitted storage cupboards housing the hot water tank, thermostat heating controls and a gas central heating radiator.

KITCHEN A generously proportioned kitchen fitted with a range of matching wall, base and drawer units with roll edged work surfaces over. Features include a stainless steel sink and drainer unit, electric cooker, space and plumbing for a washing machine and fridge freezer, tiled splashback, uPVC double glazed windows overlooking the rear gardens and side aspect, a door leading to the outer porch, and a gas central heating radiator.

LOUNGE A wonderfully spacious living room enjoying views over the sunny rear gardens, with attractive sea glimpses towards Torquay. The room features an electric fireplace, double aspect uPVC double glazed windows, TV point, gas central heating radiator and sliding doors opening seamlessly into the dining room.

DINING ROOM A spacious dining area overlooking the front gardens, offering ample room for a 6 seater dining table. Sliding doors provide an open connection to the lounge, while stairs rise to the first floor and a gas central heating radiator.

BEDROOM ONE A generous master bedroom positioned to the front of the property, offering excellent space for bedroom furnishings. The room benefits from double aspect uPVC double glazed windows and a gas central heating radiator.

BATHROOM A well appointed bathroom comprising a three piece suite with a low level flush WC, pedestal wash hand basin and corner shower unit. Additional features include aqua panelled walls, a mirror fronted medicine cabinet, uPVC obscure double glazed window and a chrome heated towel rail.

FIRST FLOOR

BEDROOM TWO A second spacious double bedroom enjoying impressive views across Thatchers Rock in Torquay and towards Berry Head in Brixham. The room offers ample space for furnishings, a built in wardrobe and a uPVC double glazed window overlooking the surrounding area. (We have been informed the loft conversion was completed prior to building control, creating this generous additional accommodation) Consequently does not have building regs but does benefit from established)

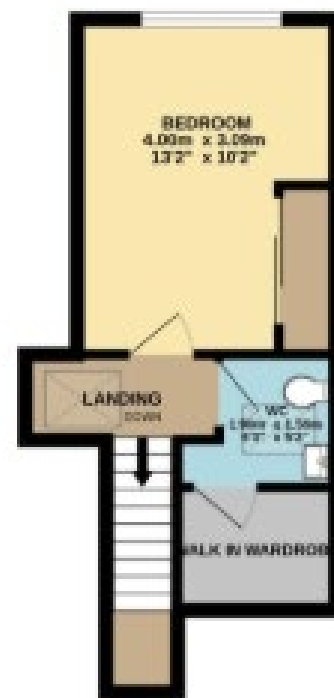
CLOAKROOM A useful cloakroom fitted with a low level flush WC, vanity wash hand basin with fitted storage beneath and a Velux window. A door leads through to a large additional storage area, providing excellent practical space.

OUTSIDE

REAR GARDEN A generous rear garden, predominantly laid to patio for ease of maintenance, with a variety of mature shrubs and established plants. The garden also benefits from a timber built summer house, ideal for hobbies or relaxation.

FRONT GARDEN & PARKING To the front of the property is off road parking together with a low maintenance patio garden featuring mature shrubs and planted borders.

GARAGE An electric door opens into a single garage providing useful additional storage space.



Address 'Southfield Avenue, Preston, Paignton, TQ3 1LF

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '55 | D'

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