



Guide Price £300,000 - £325,000

Preston Down Road,  
Preston, Paignton,  
TQ3 1DR

A two bedroom detached bungalow located in the highly sought after residential area of Preston, Paignton. The property comprises of an inner porch that leads into a welcoming inner hallway, a large living room, a bright and airy kitchen, two double bedrooms, a main family bathroom, front and rear gardens, off road parking and a garage. The bungalow is ideally situated within easy reach of local shops, bus links, doctors and pharmacies, the ring road, Sandringham Gardens fields, and more. The bungalow is being offered for sale with no onward chain!



**ENTRANCE PORCH** A uPVC double glazed front door opens into an entrance porch with overhead lighting and a secondary door leading through to the main hallway.

**HALLWAY** A spacious and inviting hallway providing access to the principal rooms. Features include useful storage cupboards, a loft hatch and a gas central heating radiator.

**LOUNGE** A bright and generously proportioned reception room enjoying an outlook over the well maintained front garden. The room offers ample space for furnishings and features an electric fireplace, dual aspect uPVC double glazed windows and two gas central heating radiators and TV arial socket.

**KITCHEN** A well sized and naturally bright kitchen fitted with a range of wall, base and drawer units complemented by roll edged work surfaces. Features include a stainless steel sink and drainer, eye level gas oven and grill, and a four ring hob. There is space and plumbing for a washing machine, together with under counter space for a fridge and freezer. Finished with tiled splashback, two uPVC double glazed windows and a uPVC double glazed door leading to the rear porch and garden. Boiler located for central heating.

**BEDROOM ONE** A generously sized principal bedroom positioned to the front of the property, enjoying views over the front garden. The room offers ample space for bedroom furnishings and benefits from a uPVC double glazed window and gas central heating radiator.

**BEDROOM TWO** A good sized double bedroom overlooking the rear garden, featuring a uPVC double glazed window and a gas central heating radiator.

**BATHROOM** Fitted with a three piece suite comprising a low level WC, vanity wash hand basin with storage beneath, panelled bath and a walk in corner shower enclosure. Complemented by tiled walls, two obscure uPVC double glazed windows and a gas central heating radiator.

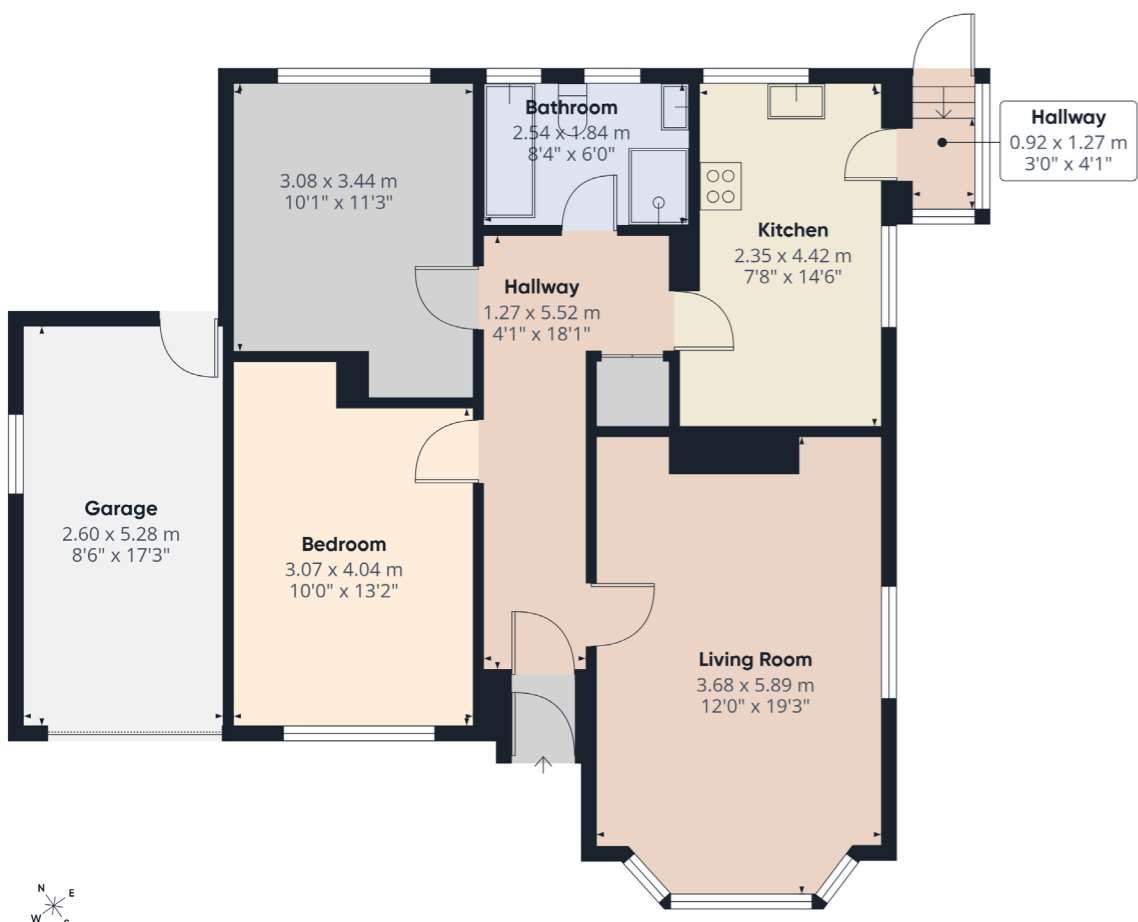
**OUTSIDE**

**REAR GARDEN** A level and private rear garden offering excellent potential for further enhancement. The space features a generous patio area ideal for outdoor dining and entertaining, alongside a good sized lawn, mature hedging and an established apple tree. Side access leads to the front of the property, and there are external power points.

**FRONT** A substantial front garden with driveway parking leading to the garage. The property is set behind an attractive lawned garden with a patio area and a variety of mature shrubs and planting.

**GARAGE** A garage with a metal up and over door, providing useful storage or workshop space. Benefiting from power and lighting, the garage also houses the consumer unit and meters, with a courtesy door providing access to the garden.

**AGENTS NOTE** A sizeable loft that could be converted into a full sized bedroom.



Address 'Preston Down Road, Preston, Paignton, TQ3 1DR'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ