

CHRISTOPHER SCALES

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Occombe Valley Road, Preston, Paignton

£264,000

To arrange a viewing, when calling please quote CS1097.

A semi detached home in the sought after Preston area with accommodation arranged over three floors and offering a flexible layout, suitable for dual family living, home & income potential or a spacious family home.

Occombe Valley Road is situated in the sought after Preston area which offers a range of day to day shops and amenities, well regarded primary school, surgeries, pharmacy, post office, seafront and beach. Preston is also well connected with the main No12 bus route linking Paignton town and the remainder of Torbay.

Approached from the road a driveway provides off road parking side by side and there is access into the ground floor accommodation with steps to the side leading to the front door. Once inside, a reception hallway leads to the living accommodation comprising a sitting and kitchen to the front aspect and a large conservatory/dining room to the rear. On the first floor a light, bright landing leads to two double bedrooms and a bathroom/WC. On the ground floor is a bedsitting room, office/playroom and a shower room/WC. This area is accessed internally via a staircase from the sitting room and also externally from the driveway. The outside space comprises an enclosed patio, accessed from the conservatory/dining room with steps leading to a tiered garden offering different seating areas, the top tiers having an open outlook across to Occombe Woods. An internal inspection is highly recommended to appreciate the flexible and spacious accommodation on offer.





The accommodation comprises:

UPVC obscure glazed door to:

CONSERVATORY - 5.23m x 2.67m (17'2" x 8'9") Polycarbonate roof with UPVC double glazed windows to rear aspect, wall light points, radiators with thermostat control, TV connection point, door to sitting room, door to:

ENTRANCE HALL Light point, stairs to first floor, radiator with thermostat control, telephone point, door to:

SITTING ROOM - 4.98m x 3.45m (16'4" x 11'4") Coved and textured ceiling, wall light points, UPVC double glazed windows to front aspect, radiators with thermostat control, TV connection point, fireplace with inset gas fire, door to conservatory, double doors with staircase leading to the office/playroom.

KITCHEN - 3.05m x 2.18m (10'0" x 7'2") Textured ceiling with directional spotlights, dual aspect with UPVC double glazed windows. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching wall cabinets, built in double oven, space for upright fridge/freezer, washing machine and tumble dryer.

LANDING Light point, hatch to loft space, UPVC double glazed window to rear aspect, radiator with thermostat control, cupboard housing the boiler and with slatted shelving, doors to:

BEDROOM ONE - 3.23m x 3.1m (10'7" x 10'2") Textured ceiling with pendant light points, UPVC double glazed window to front aspect and overlooking Occombe Woods, radiator with thermostat control, telephone point.

BEDROOM TWO - 3.25m x 2.59m (10'8" x 8'6") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect overlooking Occombe Woods, radiator with thermostat control, fitted triple wardrobe.



BATHROOM/WC Light point, UPVC double glazed window, radiator with thermostat control. Comprising panelled bath with shower over and curved glazed screen, vanity unit with inset wash hand basin, WC, tiled walls and floor.

GROUND FLOOR BEDSITTING ROOM - 5.11m x 3.45m (16'9" x 11'4") Maximum Measurements. UPVC obscure glazed door opening into a utility area with base units, inset sink and wall cabinets, UPVC double glazed window and tiled flooring, then opening to a sitting area with light point and wall light points, radiator with thermostat control, bi-fold door to:

OFFICE/PLAYROOM - 3.53m x 2.29m (11'7" x 7'6") Light point, extractor fan, radiator with thermostat control, door with staircase leading to sitting room.

SHOWER ROOM/WC Light point, extractor fan, UPVC double glazed window, heated towel rail. Comprising shower cubicle with electric shower, wall mounted wash hand basin, WC, part tiled walls, tiled floor.

OUTSIDE FRONT - At the front of the property is a driveway providing off road parking comfortably for two vehicles, with a raised gravel border to each side, access to the bed sitting room and to the front door. **REAR** - The rear garden is tiered with a patio area accessed from the conservatory which then leads to the remainder of the garden arranged over three levels and with an outlook over to Occombe Woods.

USEFUL INFORMATION

Tenure - Freehold

Age - 1970's

Heating - Gas central heating & electric heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band

EPC Rating - C/75 potential - B/84

Broadband - To be confirmed

Mobile - To be confirmed

This property benefits from an owned solar panel installation and further information is available on request.





