







Taylors
sales & lettings

Guide Price £325,000 - £350,000

Godfrey Avenue,
Preston, Paignton,
TQ3 1EY

A fantastic two bedroom detached bungalow situated on the highly desirable Godfrey Avenue in Preston, offering beautifully presented accommodation and the rare benefit of a completely level garden. The property enjoys a peaceful residential setting and benefits from two generous double bedrooms, a spacious dual-aspect lounge, modern fitted kitchen, contemporary wet room and a fantastic conservatory overlooking the rear garden. Further benefits include a private driveway providing off-road parking for three vehicles and a garage with additional utility facilities and separate WC. Conveniently positioned within easy reach of local shops, a post office and everyday amenities, with Preston's popular shopping parade, doctors' surgery and surrounding facilities also close by. This wonderful bungalow presents an excellent opportunity for those seeking comfortable single-level living in one of Paignton's most sought-after residential locations.







LOUNGE A fantastic-sized principal reception room offering plenty of space for a substantial sofa suite and additional lounge furniture. The dual-aspect arrangement, with uPVC double glazed windows, allows an abundance of natural light into the room, creating a wonderfully bright and inviting living space. An electric fireplace provides an attractive focal point, making this a comfortable room for relaxing and entertaining.

BEDROOM ONE A generously proportioned principal double bedroom offering ample space for a large double bed, wardrobes and additional bedroom furniture. One of the standout features of this room is the uPVC double glazed doors opening directly into the conservatory, allowing plenty of natural light into the bedroom whilst providing a pleasant connection with the rear of the property. Radiator.

BEDROOM TWO A further fantastic-sized double bedroom benefitting from a dual-aspect arrangement, with uPVC double glazed windows allowing plenty of natural light into the room. There is ample space for a double bed, wardrobes and additional furniture, making this an excellent second bedroom or versatile guest room. Radiator.

CONSERVATORY A fantastic addition to the bungalow, providing a bright and spacious additional reception area overlooking the rear of the property. Extensive uPVC double glazing creates a wonderfully light environment, making this an ideal space for relaxing, enjoying the garden outlook or accommodating additional seating furniture.

KITCHEN / BREAKFAST ROOM A beautifully presented modern kitchen offering an excellent range of fitted cupboard and worktop space, creating a practical and inviting environment for everyday cooking. The kitchen provides space for a large range-style cooker with extractor above, alongside a fitted sink and tap. uPVC double glazed windows allow plenty of natural light into the room, complemented by inset ceiling spotlights which enhance the contemporary finish. A small breakfast bar provides a convenient area for casual dining. The kitchen has been maintained to a good standard and offers the benefit of being ready for immediate use without the need for significant modernisation.

BATHROOM / WET ROOM A beautifully finished contemporary wet room comprising a large walk-in shower area, WC and vanity wash hand basin with attractive marble-effect cabinetry providing useful storage. The room is fully tiled and benefits from a heated towel rail, whilst an obscured uPVC double glazed window provides natural light and privacy.

OUTSIDE

LEVEL GARDEN A particularly attractive feature of this detached bungalow is its completely level garden, providing a practical and easily accessible outdoor space. The level nature of the grounds makes the property especially appealing to those seeking convenient single-storey living, whilst offering excellent opportunities for outdoor seating, gardening and relaxation.

GARAGE / UTILITY AREA The property benefits from a garage providing valuable additional storage and practical utility facilities. The garage is equipped with plumbing for a washing machine and tumble dryer, alongside electrical sockets and lighting. A particularly useful addition is the separate WC, providing further convenience when using the garage or outdoor areas.

DRIVEWAY To the front of the property is a private driveway providing convenient off-road parking for approximately three vehicles, alongside access to the garage.

Address ‘Godfrey Avenue, Preston, Paignton, TQ3 1EY’

Tenure ‘Freehold’

Council Tax Band ‘C’

EPC Rating ‘TBC’