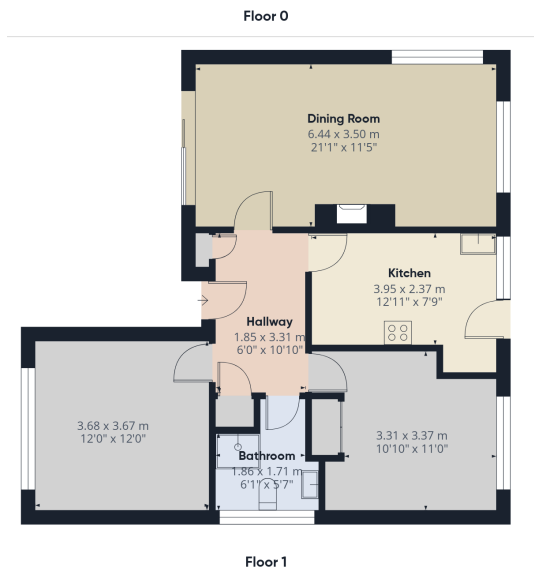
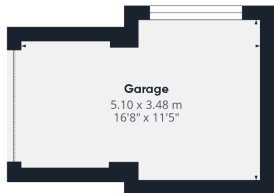




Asking Price Of £325,000

Southfield Avenue,
Preston, Paignton,
TQ3 1JX

A well presented two bedroom detached bungalow located within the popular residential area of Preston, Paignton. The property comprises of a welcoming entrance hallway, a large and light filled lounge/diner, a kitchen, two double bedrooms, a modern shower room, garage, off road parking and sunny rear gardens. The bungalow is located within easy reach of local shops, bus links, the ring road, doctors and more. The property is being offered for sale with no onward chain!



ENTRANCE HALLWAY A UPVC double glazed front door opens into a wide and welcoming entrance hallway, with doors leading to the adjoining rooms, two useful fitted storage cupboards, loft hatch and a gas central heating radiator.

LOUNGE/DINER A wonderfully light and spacious lounge/diner offering ample space for a range of furnishings and enjoying beautiful sea views across Paignton. The room features a gas fireplace with stone surround, together with triple aspect glazing comprising sliding patio doors to the front and UPVC double glazed windows to both side and rear aspects. Two gas central heating radiators complete the room.

KITCHEN A well proportioned kitchen comprising a range of fitted wall, base and drawer units with work surfaces over, incorporating a stainless steel sink and drainer. There is space and plumbing for a washing machine and slimline dishwasher, space for a fridge freezer and a gas cooker with hob. A UPVC double glazed window overlooks the rear garden, while a UPVC double glazed barn style door provides direct access to the garden. Gas central heating radiator.

BEDROOM ONE A spacious and light filled master bedroom enjoying a pleasant front aspect and overlooking the well maintained front gardens. The room offers ample space for furnishings and benefits from a UPVC double glazed window and gas central heating radiator.

BEDROOM TWO A well proportioned second double bedroom enjoying views over the well maintained gardens. The room offers generous proportions and benefits from built in wardrobes, UPVC double glazed windows and a gas central heating radiator.

BATHROOM A modern family bathroom fitted with a low level flush WC, pedestal wash hand basin and walk in corner shower enclosure. The room is finished with complementary modern tiling, a mirrored medicine cabinet, UPVC obscure double glazed window and chrome heated towel rail.

OUTSIDE

REAR GARDEN The property enjoys a particularly attractive south facing rear garden, which has been thoughtfully landscaped and arranged over several tiers to make the most of the available space and sunlight throughout the day. The first tier is laid to patio providing an ideal area for alfresco dining and entertaining, with mature shrubs bordering the garden and framing the impressive sea views across Paignton. Concrete steps lead up to a second patio terrace, featuring a built in fishpond, before continuing to a lawned section surrounded by a variety of mature shrubs and established plants. A further patio area and greenhouse provide additional useful outdoor space, while steps lead to the upper tier, which features a decorative pebble and rockery area, further mature planting and a timber built shed.

GARAGE & FRONT GARDEN A generously proportioned garage, wider than a standard single garage, is accessed via an electric metal up and over door. The garage features the combination boiler, fuse box, meters, electrical points and overhead lighting. To the front of the property is a concrete driveway providing off road parking leading to the garage. The front garden is predominantly laid to lawn and complemented by a variety of mature shrubs and established plants, with a concrete pathway providing access to the front entrance.

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

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '67 | D'

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