



Asking Price Of £465,000

Duchy Drive, Preston,
Paignton, TQ3 1HA

A spacious period home with large rooms, high ceilings, picture rails, and original features, combined with practical additions including a garage, storage, and a generous woodland-backed garden. Set in a desirable position backing directly onto Scaddon Woods, the property also benefits from a garage, additional storage, and a generous rear garden. Duchy Drive offers character, space, and location in equal measure.



PORCH Accessed via UPVC double doors, the porch features terracotta tiled flooring and provides a useful buffer from outside. A further wooden internal door leads into the main house.

ENTRANCE HALLWAY A wide and impressive entrance hallway showcasing original wooden floorboards, high ceilings, and an open staircase, creating a strong sense of space and character from the moment you enter.

LOUNGE A bright and welcoming reception room with wooden floorboards, a large UPVC double-glazed bay window with stained-glass effect, and a gas fire forming a central focal point. A well-balanced room suited to both everyday living and entertaining.

UTILITY ROOM A practical space housing the electric consumer unit, meter, and offering room for a washer dryer and fridge, helping to keep the main living areas clutter-free.

SHOWER ROOM A Bright and practical room offering a w/c, vanity wash basin and an electric walk in shower. Also access to the rear patio/garden is next to the downstairs toilet.

KITCHEN The kitchen provides a functional layout with an electric oven, space for a dishwasher and freezer, and a radiator. An electric fire is currently installed, with an open fireplace behind (chimney may require lining). An understairs cupboard houses the boiler and offers additional storage.

DINING ROOM / CONSERVATORY Flowing from the kitchen, this versatile room works well as a dining area or additional sitting space. A radiator allows for comfortable year-round use, making it ideal for family meals or relaxed entertaining.

BEDROOM 3 A small double bedroom featuring a radiator, hard tile-effect flooring, and a UPVC double-glazed window. Suitable as a guest room, child's bedroom, or secondary office.

BEDROOM 2 A large and well-proportioned bedroom with a large UPVC corner window, allowing excellent natural light and giving the room a bright, open feel. Ideal as a principal or secondary bedroom.

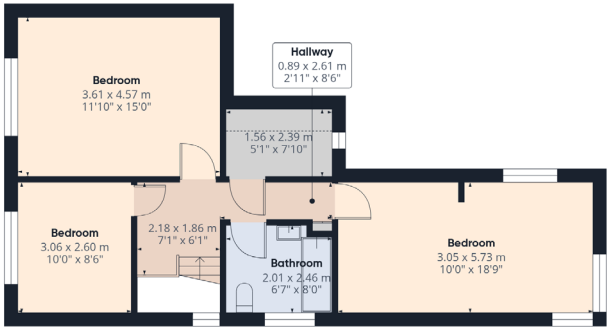
BEDROOM 1 A generous double bedroom offering ample space for wardrobes and furniture, complete with a radiator and a large UPVC double-glazed window.

BATHROOM A fully tiled family bathroom comprising a bath with shower over, WC, wash basin, and a heated towel rail, finished in a clean and practical style.

OFFICE A dedicated office space with a window, also housing the hot water boiler—ideal for home working, study, or additional storage.

GARAGE & STORAGE The property benefits from a garage, providing secure parking or storage. To the rear of the garage is an additional attached storage room, offering further space for tools, bikes, or garden equipment.

GARDEN The rear garden begins with a level brick-paved seating area, ideal for outdoor dining and entertaining. Beyond this lies a large lawned garden, creating a peaceful and private space that backs directly onto Scadson Woods which lead to Cockington Park area, offering a natural outlook and a sense of seclusion.



Address 'Duchy Drive, Preston, Paignton, TQ3 1HA'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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