



Asking Price Of £325,000

Duchy Drive, Preston,
Paignton, TQ3 1EX

A beautifully presented two-bedroom semi-detached home situated in the highly desirable Preston area of Paignton. Offering bright and spacious accommodation throughout, the property benefits from a welcoming entrance porch, generous living spaces, a substantial conservatory overlooking the gardens, two double bedrooms and a modern family bathroom. Further benefits include driveway parking for two vehicles, a garage with electric supply and beautifully maintained front and rear gardens. Conveniently positioned close to local shops, bus routes, woodland walks and schools. This property offers an ideal home in a sought-after residential location.



ENTRANCE PORCH Entered via a UPVC double glazed front door into a bright porch area with surrounding UPVC double glazing and access through to the main hallway.

ENTRANCE HALLWAY A welcoming and spacious hallway with central heating radiator, thermostat heating controls and staircase rising to the first floor.

LOUNGE – 3.9m x 3.7m (12'9" x 12'1") A bright and comfortable living room featuring a fireplace with log burner, UPVC double glazed window overlooking the front garden, central heating radiator and TV and broadband points. Open plan access leads through to the dining room.

DINING ROOM – 3.2m x 2.2m (10'5" x 7'2") A versatile dining space with central heating radiator and bi-fold doors opening into the conservatory, creating a fantastic flow for entertaining and family living.

CONSERVATORY – 5.6m x 3.7m (18'4" x 12'1") A superb additional reception room enjoying beautiful views over the rear garden through surrounding UPVC double glazed windows. Central heating radiator, wall lighting and direct access to the garden make this a wonderful space to relax throughout the year.

KITCHEN – 3.6m x 3m (11'9" x 9'10") A well-appointed kitchen fitted with a range of modern high-gloss wall and base units providing excellent storage and worktop space. Features include a 1.5 bowl sink and drainer, built-in gas hob with extractor fan above, integrated double oven, space for a washing machine and dishwasher, and a useful larder cupboard. UPVC double glazed windows provide plenty of natural light, with countryside views to the side aspect, whilst a UPVC door offers direct access to the rear garden.

LANDING Spacious first floor landing with airing cupboard, access to the insulated loft space and a UPVC tilt-and-turn window allowing additional natural light.

BEDROOM ONE – 5.4m x 3.7m (17'8" x 12'1") An impressive principal bedroom offering generous proportions and a range of built-in bedroom furniture. UPVC double glazed window, central heating radiator and attractive sea views stretching across to Berry Head. Further benefits include a large built-in storage cupboard.

BEDROOM TWO – 3.5m x 3.1m (11'5" x 10'2") A spacious double bedroom with UPVC double glazed window enjoying delightful countryside views and central heating radiator.

BATHROOM A modern family bathroom fitted with a white suite comprising panelled bath with electric shower and screen, pedestal wash hand basin and WC. Fully tiled walls, heated towel rail, spotlights and a UPVC double glazed window enjoying pleasant countryside views.

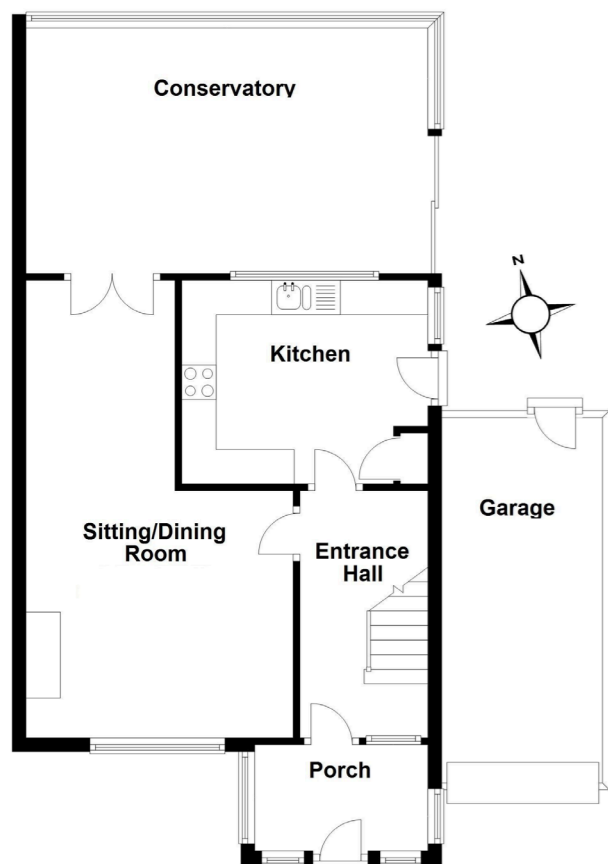
GARAGE A single garage with electric supply and rear access door leading directly into the garden, providing excellent storage or workshop potential.

OUTSIDE The property benefits from beautifully maintained gardens to both the front and rear. The front garden is attractively landscaped with mature shrubs and planting, whilst the rear garden offers a wonderful outdoor space to enjoy and relax.

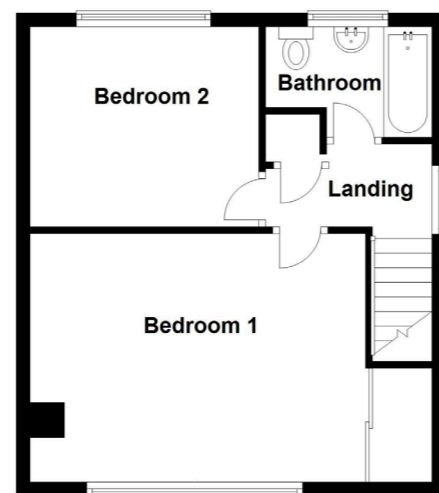
PARKING Private driveway parking for two vehicles located at the front of the property.



Ground Floor



First Floor



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

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '63 | D'

Taylor's Estate Agents
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