



Guide Price £325,000 - £350,000

Southfield Avenue,
Preston, Paignton,
TQ3 1LQ

This well-proportioned three-bedroom home offers spacious and versatile accommodation, positioned in an elevated location benefiting from sea views towards Thatcher's Rock. The property features a flexible layout with generous living space, a good-sized rear garden, and well-balanced bedrooms and driveway for 2 - 3 cars; making it suitable for a range of buyers.



HALLWAY A spacious entrance hallway with radiator, providing access to the ground floor accommodation.

LOUNGE A bright and comfortable living space featuring a large UPVC double glazed bay window, allowing plenty of natural light. The room benefits from two radiators, spotlights throughout, and a log burner creating a central focal point.

DINING ROOM A separate dining area with carpet flooring, radiator, and UPVC double glazed window. A door leads directly out to the rear garden, and a wooden staircase provides access to the first floor.

KITCHEN Fitted kitchen with lino flooring and tiled walls. Features include an instant hot water tap, large UPVC double glazed window overlooking the rear, electric oven, induction hob with extractor fan, and space for a fridge freezer. There is also space for a washing machine, dishwasher and tumble dryer. A cupboard houses the combination boiler, and a radiator provides heating.

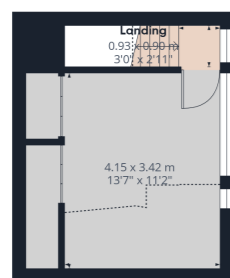
BEDROOM THREE A single bedroom with radiator and UPVC double glazed window. The room includes built-in wardrobes and a cupboard housing the electric consumer unit and meter.

BATHROOM Fitted with a jacuzzi bath and overhead shower, vanity wash basin and WC. Additional features include a heated towel rail, part tiled walls, lino flooring and a frosted UPVC double glazed window.

BEDROOM ONE A generously sized double bedroom with radiator, UPVC double glazed window and door providing direct access to the rear garden.



Floor 0



FIRST FLOOR

UPSTAIRS BEDROOM A spacious double bedroom with large UPVC double glazed windows overlooking the rear of the property, enjoying sea views towards Thatcher's Rock. The room benefits from a radiator, built-in cupboards and access to eaves storage.

OUTSIDE

GARDEN A great sized rear garden arranged with a mixture of lawn and stone patio areas, complemented by flower beds, providing a usable and well-balanced outdoor space.

GARAGE A separate garage providing additional storage or parking potential

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

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '62 | D'

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