



Albany Road | Preston | Paignton | TQ3 1BA

A large stunning two bedroom detached bungalow, plus outside lodge, situated n a large corner plot with parking for 3/4 cars onto large garage. The property is in excellent order and completed to a high standard. The lodge can be used for a variety of purposes and has its own cloakroom.

Offers Over £350,000

- LARGE TWO BEDROOM DETACHED BUNGALOW
- SEPERATE LARGE ACCOMMODATION
- BATHROOM AND SEPERATE CLOAKROOM
- TWO RECEPTION ROOMS
- LARGE GARDENS
- PLENTY OF PARKING AND GARAGE

uPVC double glazed front door to:-

HALLWAY Cloaks cupboard. Radiator. Doors to principle rooms.

LOUNGE - 13' 1" max x 10' 1" max ( 3.99m max x 3.07m max ) Natural stripped flooring, uPVC double glazing, central heating radiator and fireplace. Opening onto:-

DINING ROOM - 11' 10" max x 10' 3" max ( 3.61m max x 3.12m max ) uPVC double glazed window to the rear. Central heating radiator and squared arch opening onto:-

KITCHEN/BREAKFAST ROOM - 12' 4" max x 8' 8" max ( 3.76m max x 2.64m max ) Bespoke country style kitchen with natural wood work tops and inset bowl. Range of cupboards and drawers with inset gas hob and electric oven. Breakfast bar appliance space. uPVC double glazing.

BEDROOM ONE - 14' into bay x 10' max ( 4.27m into bay x 3.05m max ) uPVC double glazed bay window. Central heating radiator and natural wood flooring.

BEDROOM TWO - 10' 1" max x 8' 10" max ( 3.07m max x 2.69m max ) uPVC double glazed window to the side. Central heating radiator.

Address 'Albany Road, Preston, Paignton, TQ3 1BA'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '58 | D'

## Contact Details

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BATHROOM A three piece white suite comprising panelled bath with mixer tap and shower attachment, mains shower, pedestal wash hand basin and low level flush WC. Fully tiled. uPVC obscure glass double glazed window. hatch giving access to the loft storage area.

OUTSIDE Brick paved driveway and ample parking onto large garage. A pathway leads to the rear via an archway and feature wall to the front. The front and side of the property is completely landscaped and has a wrought iron gate leading to a paved area which leads to the entrance door. To the rear there is wrought iron railing, central raised garden with established palms and mature trees, steps rising to the main garden area which has a level enclosed lawn area, a paved area, steps rising to a paved sun terrace and patio area with open views over the surrounding area.

LOUNGE/OFFICE Suitable for a variety of purposes including occasional bedroom suite. Power, lighting and water. Barn door onto:-

CLOAKROOM Delightful cloakroom with low level WC and feature bowl sink.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.