



Barcombe Road | Preston | Paignton | TQ3 1PZ

A gorgeous four bedroom detached dormer bungalow nestled within the extremely desirable location of Preston, Paignton. The property comprises of a welcoming entrance hallway that leads through to a spectacular kitchen/diner perfect for modern day living, a useful utility room, a large living room that opens into a formal dining room, four double bedrooms, a modern shower room, and a further contemporary family bathroom with separate WC. The property also benefits from ample off road parking with an electric car charging point, sunny rear gardens with spectacular sea views, a dog grooming studio and solar panels. The home is perfectly positioned within easy reach of Oldway and sacred heart primary, Oldway mansions, local shops, doctors and pharmacies, bus links and much more.

Asking Price Of £490,000

- DETACHED DORMA BUNGALOW
- BEAUTIFULLY PRESENTED THROUGH OUT
- OFF ROAD PARKING FOR UPTO 3 VEHICLES
- SUPERB SEA VIEWS
- LUXURY KITCHEN/DINER
- ELECTRIC CAR CHARGING POINT AND SOLAR PANELS

ENTRANCE A composite double glazed front door opening into a welcoming entrance hallway with doors leading into the adjoining rooms, stairs rising to the first floor, overhead lighting and a gas central heated radiator.

LIVING ROOM - 4.63m x 3.96m (15'2" x 12'11") A wonderfully spacious living room to the front aspect of the property with space for ample furniture, tv and internet points, a uPVC double glazed bay window, original features including dado rails and coving, a gas central heated radiator and French doors opening into

DINING ROOM - 4.55m x 2.38m (14'11" x 7'9") A great sized formal dining room that opens into the lounge great for entertaining with space for a 8 seater dining table. Double aspect uPVC double glazing with a bay window to the front and a further window to the side aspect allowing an abundance of light to beam through. A deep under stairs storage cupboard, dado rails and a gas central heated radiator.

KITCHEN/DINER - 5.32m x 5.3m (17'5" x 17'4") A beautifully modern and large kitchen/diner perfect for modern day living and entertaining, boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric Neff oven with grill integrated, an integrated Neff microwave oven, a Neff induction hob with extractor hood above, further integrated appliances include fridge and freezer. Space for a 6 seater dining table, a uPVC double glazed sky lantern, uPVC double glazed windows overlooking the well-manicured gardens and uPVC double glazed door leading out to the rear gardens. Two gas central heated radiators, overhead lighting and a door leading into:-

UTILITY ROOM - 2.31m x 1.83m (7'6" x 6'0") A useful utility room with a range of overhead, base and larder units with solid oak work surfaces above and a 1 bowl Belfast porcelain sink unit. Tile backsplash, space and plumbing for a washing machine and dryer and skylight.

SITTING ROOM/BEDROOM FOUR - 3.5m x 3.12m (11'5" x 10'2") A generously sized room that could also make an ideal office, playroom, hobby room, sitting room, bedroom etc. uPVC double glazed sliding patio doors leading out to the gardens and a gas central heated radiator.

**Address 'Barcombe Road, Preston,
Paignton, TQ3 1PZ'**

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '88 | B'

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BATHROOM A modern family bathroom boasting a vanity wash hand basin with fitted storage below, a panelled bath unit, a wall mounted LED mirror, contemporary tiled walls, a uPVC obscure double glazed window and a heated towel rail.

CLOAKROOM A low level flush WC and a uPVC obscure double glazed window.

FIRST FLOOR

BEDROOM ONE - 4.8m x 2.93m (15'8" x 9'7") A brilliantly large master bedroom to the rear aspect of the property overlooking the picturesque rear gardens. Double aspect uPVC double glazed windows and a gas central heated radiator. Sliding door leading into:-

WALK IN WARDROBE - 2.4m x 1.97m (7'10" x 6'5") Overhead lighting, hanging rails and fitted shelving.

BEDROOM TWO - 3.73m x 2.97m (12'2" x 9'8") A further spacious second double bedroom again to the rear aspect of the home with ample room. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.12m x 2.89m (10'2" x 9'5") A third generously sized double bedroom, uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A contemporary shower room comprising a three piece suite of a low level flush WC, a wall mounted wash hand basin and a walk in double shower unit. Underfloor heating, a uPVC obscure double glazed window and a white heated towel rail.

OUTSIDE A beautifully landscaped rear garden that has been thoughtfully designed for both ease of maintenance and encapsulating the brilliant sea views. With the first tier being laid to artificial lawn and patio slabs whilst concrete steps then lead you up to an exceptionally large decking area perfect for outdoor dining and entertaining whilst taking in the superb sea views.

PARKING Off road parking for 3 vehicles.

STUDIO - 4.98m x 2.51m (16'4" x 8'2") The former garage that is now utilised as a dog grooming room with a raised shower with modern tiling surround, a uPVC composite double glazed front door, a further uPVC double glazed door leading out to the gardens, a cupboard housing the solar panel controls and overhead spotlighting.

AGENTS NOTE The property benefits from privately owned solar panels that help financially contribute to the electricity bill. There is under house storage accessible from the driveway.

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.