



Southfield Close | Preston | Paignton | TQ3 1LG

Asking Price Of £399,950

A four bedroom detached dormer bungalow situated in a most popular cul-de-sac. This property has breathtaking sea views and whilst requiring some modernising it represents a lovely family home and on a larger than average plot. The accommodation comprises:-

- FOUR BEDROOM DETACHED DORMER BUNGALOW
- SORT AFTER LOCATION
- STUNNING SEA VIEWS
- LARGE GARDENS
- PLENTY OF PARKING

Front door to:-

ENTRANCE PORCH uPVC double glazed window with sea views overlooking the bay with steps leading up to:-

ENTRANCE HALLWAY uPVC double glazed door and doors leading to principle rooms.

LOUNGE - 18' 3" max x 11' 9" max (5.56m max x 3.58m max) uPVC double glazed bay window to the front aspect overlooking the bay, feature brick fireplace with brick surround, power points, aerial point.

DOWNSTAIRS BATHROOM uPVC double glazed window to the side aspect, coloured suite comprising enclosed panelled bath, electric shower over, pedestal wash hand basin with mixer tap over, low level WC, towel rail, part tiled walls and laminated floor.

KITCHEN 13' 11" max x 9' 7" max (4.24m max x 2.92m max) uPVC double aspect double glazed windows, matching wall, base and drawer units, rolled edge worksurface, stainless steel sink unit with mixer tap over, double radiator, oven with four ring gas hob, stainless steel extractor above, part tiled walls, space for fridge, plumbing for washing machine and door leading to:-

UTILITY AREA 7' 8" max x 7' 8" max (2.34m max x 2.34m max) Power point, radiator, space for fridge freezer, door leading to:-

DOWNSTAIRS CLOAKROOM uPVC Obscure rear aspect double glazed window, low level WC, wash hand basin and extractor fan, uPVC double glazed door leading to garden.

Address 'Southfield Close, Preston, Paignton, TQ3 1LG'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '46 | E'

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BEDROOM THREE - 12' 5" max x 8' 9" max (3.78m max x 2.67m max) Single glazed window overlooking the bay and double radiator,

BEDROOM FOUR - 11' 9" max x 11' 6" max (3.58m max x 3.51m max) uPVC double glazed french doors to the rear aspect, sliding mirrored storage wardrobes, double radiator and power points.

FIRST FLOOR LANDING Velux skylight window and doors leading to principle rooms.

BEDROOM ONE - 13' 6" max x 13' 2" max (4.11m max x 4.01m max) uPVC double aspect double glazed windows to side and front aspect with views of the bay.

BEDROOM TWO - 13' 3" max x 11' 9" max (4.04m max x 3.58m max) uPVC double glazed window to the front aspect and radiator.

OUTSIDE Driveway and parking for 3-4 cars.

GARAGE - 16' 5" narrowing to x 9' (5.00m narrowing to x 2.74m) Up and over door, power and lighting.

SIDE OF THE PROPERTY Pathway leading to the rear garden, steps up to the entrance porch, door to the rear hallway.

SUNNY REAR GARDENS Lower patio seating area, good size brick built storage room, large lawned garden with sea views.

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.