



Preston Down Road | Preston | Paignton | TQ3 1DW

Asking Price Of £330,000

A spacious two bedroom semi detached bungalow located in the desirable location of Preston, Paignton. The bungalow comprises of a welcoming entrance hallway, a large living room, a sizeable kitchen, a spacious sun room, two double bedrooms, a family bathroom, off road parking, garage and a south west facing level gardens. The bungalow sits in a convenient spot and is within easy reach of local shops, bus links, Sandringham garden fields, Ocombe woods and farm, the ring road and more. The bungalow is being offered with no onward chain!

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- GARAGE
- OFF ROAD PARKING
- SOUTH WEST FACING REAR GARDENS
- SHORT LEVEL WALK TO SHOPS

**ENTRANCE** A uPVC double glazed front door opening into the inner porch way with a further glazed door opening into:-

**HALLWAY** A welcoming inner hallway with doors leading to the adjoining rooms, overhead lighting, storage cupboard and a gas central heated radiator.

**LIVING ROOM** - 5.51m x 3.63m (18'0" x 11'10") A large living room to the front aspect of the property with space for a vast amount of furniture. Tv and internet points, a feature fireplace, uPVC double glazed windows and two gas central heated radiators.

**KITCHEN** - 3.64m x 2.85m (11'11" x 9'4") A spacious kitchen boasting a range of base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a gas cooker with four ring gas hob, space and plumbing for a washing machine and fridge freezer, tile backsplash, uPVC double glazed windows to the side aspect, Worcester boiler, Door leading into:-

**SUN ROOM** - 6.02m x 2.27m (19'9" x 7'5") A generously sized sunroom overlooking the sun soaked south West facing where gardens that makes a great further sitting room. uPVC double glazed windows, a uPVC double glazed door leading out to the gardens and a gas central heated radiator.



**BEDROOM ONE** - 3.78m x 3.62m (12'4" x 11'10") A brilliantly large master bedroom to the rear aspect of the bungalow looking into the sunroom. Space for ample furniture, overhead lighting and a gas central heated radiator.

**BEDROOM TWO** - 3.63m x 3.17m (11'10" x 10'4") A further generously sized double bedroom overlooking the well-kept front gardens, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A three-piece suite comprising of a low-level flush WC, a wall mounted wash hand basin and a panelled bath unit. uPVC obscure double glazed window and a wall mounted mirror fronted medicine cabinet.

**OUTSIDE** A south west facing entirely level rear garden that is predominantly laid to lawn with a an additional patio area perfect for outdoor dining. Within the gardens is a variety of mature shrubs and plants, a green house, access to a garden store room and water tap.

**PARKING** Off road parking for 2/3 vehicles leading up to the garage.

Address 'Preston Down Road, Preston, Paignton, TQ3 1DW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

### Contact Details

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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.