



Sandringham Drive | Paignton | TQ3 1HR

A detached bungalow situated in one of Preston's most sought-after roads. The property occupies a good-sized plot enjoying a sunny southerly aspect to the rear and is well-presented throughout. The accommodation has gas central heating, uPVC double-glazed windows and comprises a covered entrance, reception hall, lounge/dining room, kitchen with fitted units, conservatory, two bedrooms, one with an en-suite shower room and a family shower room and separate W.C. Outside, there is a good-sized front garden with a driveway parking for two cars leading to a garage. The rear garden is also of good size. The area is served by a parade of shops close by and is within easy access to the ring road, providing access further afield. Preston is well served by a wide variety of shops and a short journey to the beach. Viewing highly recommended.

Offers Over £350,000

- EXTENDED TWO BED DETACHED BUNGALOW
- ENSUITE
- EXCELLENT LOCATION
- GOOD ORDER
- DELIGHTFUL GARDENS AND DECKING
- DRIVE TO GARAGE

THE ACCOMODATION COMPRISES uPVC double glazed front door to:-

RECEPTION HALL Large storage/cloaks cupboard, further store cupboard, access to loft, double doors open to:-

LOUNGE/DINING ROOM 20' 0" x 11' 10" (6.1m x 3.61m)
Feature electric fire, uPVC double glazed windows and radiator.
Double aspect.

KITCHEN 11' 11" x 8' 5" (3.63m x 2.57m) White fronted units comprising work surfaces with cupboards and drawers under, inset stainless steel sink unit, integrated dishwasher, five burner gas hob with cooker hood over, integrated double oven, space and plumbing for washing machine, larder cupboard, range of wall cupboards, radiator, part tiled walls, wall mounted gas fired boiler for central heating and hot water, uPVC double glazed window and uPVC double glazed door opening to:-

CONSERVATORY/BREAKFAST ROOM 18' 7" x 12' 2" (5.66m x 3.71m) This lovely additional room has uPVC double glazed windows to three aspects, uPVC double glazed double doors opening to rear garden.

BEDROOM 1 13' 8" x 11' 10" (4.17m x 3.61m) With radiator, uPVC double glazed windows to two aspects.

EN-SUITE SHOWER ROOM White suite comprising tiled shower cubicle with electric shower unit, wash hand basin with bathroom cupboard under, close coupled W.C, tiled walls, extractor fan.

BEDROOM 2 11' 11" x 9' 5" (3.63m x 2.87m) With radiator, uPVC double glazed window. Built in wardrobe.

FAMILY SHOWER ROOM With shower cubicle, thermostatic shower unit, pedestal wash hand basin, radiator, extractor fan, tiled walls, uPVC double glazed window.



SEPARATE W.C With low level suite.

OUTSIDE

FRONT To the front of the property there is a good sized garden with lawned area.

GARAGE 16' 6" x 8' 1" (5.03m x 2.46m) Driveway with parking for two cars with up and over door, light and power and rear personal door.

To the side of the property a gate opens on to a path which leads to the rear garden.

REAR The rear garden enjoys a sunny southerly aspect and is near level. Immediately to the rear is a delightful timber decked area on two levels, large timber workshop/shed 11'6 approx x 10' approx. and there is a further timber shed. The remainder of the garden is mainly laid to lawn with inset shrub beds.

GROUND FLOOR
102.6 sq.m. (1105 sq.ft.) approx.



TOTAL FLOOR AREA: 102.6 sq.m. (1105 sq.ft.) approx.
Made with Metropix 02022



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.

Address 'Sandringham Drive, Preston,
Paignton, TQ3 1HR'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '63 | D'

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