



Duchy Drive | Preston | Paignton | TQ3 1EX

Asking Price Of £400,000

A wonderfully spacious two bedroom detached bungalow positioned on a generously sized corner plot in the desirable location of Duchy Drive, Paignton. The home comprises of a welcoming entrance hallway, a large living room, a fitted kitchen leading through to the utility room, a spacious conservatory, two double bedrooms, a family bathroom, low maintenance wrap around gardens, off road parking and a double garage. The bungalow is ideally situated within easy reach of local shops, Ocombe farm, Scadon woods, the ring road, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- DOUBLE GARAGE
- OFF ROAD PARKING
- CORNER PLOT
- WRAP AROUND GARDENS
- SOUGHT AFTER LOCATION

ENTRANCE PORCH A uPVC double glazed front door opening into a sizeable inner porch way with tiled flooring and a secondary door opening into:-

ENTRANCE HALLWAY A wide and welcoming entrance hallway with doors leading through to the adjoining rooms, overhead lighting, loft hatch, a cupboard housing the fuse box, thermostat heating control and a gas central heated radiator.

LIVING ROOM - 5.01m x 3.33m (16'5" x 10'11") A wonderfully spacious and bright living room to the front aspect of the property boasting space for an abundance of furniture. Sea views across to Paignton, a feature open fireplace with tile surround, tv and phone points, uPVC double glazed windows and a gas central heated radiator.

KITCHEN - 3.31m x 2.9m (10'10" x 9'6") A fitted kitchen comprising a range of overhead, base or drawer units with roll edged work surfaces above. A 2 bowl stainless steel sink and drainer unit, an eye level electric double Bosch oven with grill integrated and a four ring gas hob with extractor hood above. Space for an under counter appliance, tile backslash, a uPVC double glazed window and a door leading into:-

UTILITY ROOM - 3.53m x 1.98m (11'6" x 6'5") Space and plumbing for a washing machine, dishwasher and fridge freezer. Triple aspect double glazing with sliding patio doors leading out to the gardens as well as the conservatory.

Address 'Duchy Drive, Preston, Paignton, TQ3 1EX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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CONSERVATORY - 3.44m x 3.05m (11'3" x 10'0") A greatly sized conservatory offering a vast amount of space making it an ideal further reception area. Electrical points and double aspect double glazing.

BEDROOM ONE - 4.13m x 3.45m (13'6" x 11'3") An exceptionally large master bedroom with space for a vast amount of furniture. Deep built in wardrobes and drawers, double aspect uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.79m x 3.18m (12'5" x 10'5") A further generously sized double bedroom overlooking the rear gardens. A fitted wardrobe, uPVC double glazed window and a gas central heated radiator.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, a uPVC double glazed obscure window and a chrome heated towel rail.

OUTSIDE The property sits on a generously sized corner plot benefiting from wrap around gardens to all four aspects, perfect for following the sun throughout the day. The gardens are predominantly laid to patio slabs for ease of maintenance with a variety of mature shrubs and plants. Within the gardens is sizeable summer house, access into the garage and a water tap.

PARKING Off road parking for multiple vehicles leading up to the double garage.

DOUBLE GARAGE - 5.24m x 5.03m (17'2" x 16'6") Two metal up and over doors lead into a brilliantly large double garage. Lighting and electrical points as well as a courtesy door leading out to the gardens.

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.