



Preston Down Road | Paignton | TQ3 1DP

Asking Price Of £399,950

An impressive 3 bedroom detached bungalow located in a popular residential area served by local bus services and shops with Paignton town centre approximately 2 miles distant. From the main hallway are 3 double bedrooms and the bathroom which has a spa bath and mains shower. There is a well proportioned lounge with door to rear garden and then a wonderful kitchen/diner having a semi vaulted ceiling with 3 velux skylight windows and a modern cream high gloss range of units including built in oven and hob. The dining area is of a good size and will accommodate a large dining suite plus there are patio doors to the rear garden. To the front is an ample driveway with parking for 3-4 cars whilst to the rear is an enclosed lawned garden with sun deck.

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE AND OFF ROAD PARKING
- REAR GARDEN
- CUL DE SAC LOCATION
- SEA VIEWS

ENTRANCE PORCH uPVC porch with double glazed front door ideal for coats, shoes etc. Glazed inner door.

HALLWAY Bamboo flooring. Radiator. Loft hatch. Coat cupboard.

LOUNGE 23' 7" x 12' 1" (7.2m x 3.7m) A lovely large lounge overlooking both the front and rear garden. Wood burning stove and solid oak mantle. Double glazed window to front and rear plus double glazed door to rear garden. Bamboo flooring. Television point. Radiator. Door to:-

KITCHEN/DINER 20' 11" x 14' 5" (6.4m x 4.4m) A fantastic family room having a kitchen area fitted with a range of cream, high gloss units with brushed steel handles. One and a half bowl stainless steel sink and drainer unit with mixer taps over and work surfaces to either side with cupboards and Lamona integral dishwasher below. Further work surface with Cata 5 burner gas hob plus cupboards and drawers under. Peninsula breakfast bar with cupboards one side. Unit housing Lamona stainless steel double oven with cupboards above and below. Matching wall units and stainless steel cooker hood. Part tiled walls. LED lights and kick boards. Double glazed window. Suspended spots to ceilings. Opening to the dining area which has space for a 6-8 seater dining table and room for sideboard etc. 3 Double glazed windows and double glazed patio doors to garden. Wood effect flooring. Radiator. Second contemporary radiator. Television point. The whole room is very bright with natural light from a feature vaulted ceiling with 3 double glazed velux windows one being remotely operated.

UTILITY ROOM 7' 6" x 5' 6" (2.3m x 1.7m) Single drainer sink unit with wood block work surface to both sides. Cupboard under plus plumbing for washing machine and space for tumble dryer. Space for fridge/freezer. Double glazed window. Ideal boiler for central heating and hot water. Part tiled walls.

BEDROOM ONE 12' 5" x 11' 9" (3.8m x 3.6m) A good double room with dual aspect double glazed window overlooking rear garden. Radiator. Television point.

ENSUITE A beautifully modern master en-suite boasting a three piece suite of a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Complimentary panelling within the shower, a uPVC obscure double glazed window and a heated towel rail.

DRESSING ROOM/STUDY A great sized dressing area accessed off of the master bedroom that leads through to the master en-suite. Space for a dressing table/desk, electrical points and upvc double glazed French doors that lead out to the picturesque rear gardens.

BEDROOM TWO 16' 0" x 7' 10" (4.9m x 2.4m) Another double room with double glazed window and radiator.

BEDROOM THREE 9' 10" x 8' 2" (3.0m x 2.5m) A generous double room with double glazed window and radiator.

BATHROOM A modern white suite comprising double ended spa bath with centered mixer taps. Mains shower fitted over bath. Close coupled w.c with dual flush. Pedestal wash hand basin. Tiled walls. Ladder style radiator. Ceiling spotlights. Double glazed window.

PARKING The front allows off road parking for approximately 4 cars. Water tap. Gate to side.

REAR The rear garden enjoys a sunny aspect and is mainly laid with lawn and apple tree. There are two decked areas, one off the kitchen diner and the other across the garden ideal for summer bar-be-que's etc. Store shed, water tap.

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

Tenure 'Freehold'

Council Tax Band 'C'

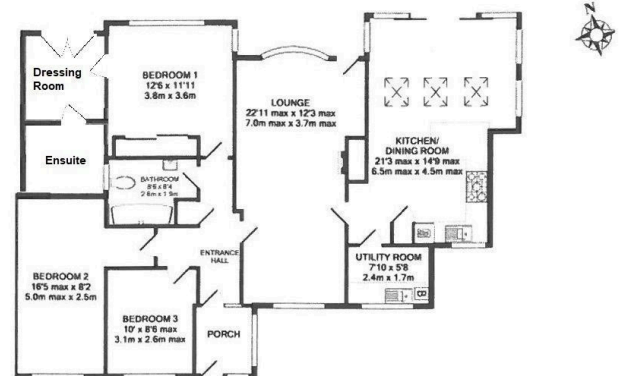
EPC Rating '68 | D'

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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.