



Preston Down Road, Preston, Paignton

Offers over £550,000



WILLIAMS HEDGE
ESTATE AGENTS



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131 PRESTON DOWN ROAD, PRESTON, PAIGNTON, TQ3 1DW

Well presented detached home | Ample driveway parking and garage | Entrance porch
Spacious reception hall | L shaped sitting/dining room | Kitchen | Utility room | Three bedrooms
One with ensuite shower room/WC | Home office | Four piece bathroom/WC | Shower room/WC
Gas central heating | Double glazing | Beautifully maintained and level south facing garden
Sought-after residential location

Located in the sought-after Preston area this exceptional detached home has been refurbished and remodelled by the current owners to provide stylish and inviting accommodation which is arranged over two floors.

The property is situated in the Higher Preston area and offers level access to local a convenience store and shops within approx 100 yards walk. Additional shopping facilities at Preston are approximately 1 mile distant and offer a further range of day-to-day shops, mini supermarkets, takeaways, public houses, sea front, beach and bus route linking the remainder of Torbay.

Approached from the road a driveway provides off-road parking for several vehicles and leads to the attached garage. An entrance porch then opens into the spacious reception hallway and the ground floor accommodation which comprises a spacious L-shaped sitting/dining room with sliding doors opening onto the beautifully maintained rear garden. There is a modern kitchen and utility, two ground floor bedrooms, one with an ensuite shower room, a further shower room/WC and home office. On the first floor a good-sized landing leads to the large main bedroom with built in wardrobes and a four-piece bathroom/WC. The property is further complimented throughout with uPVC double glazed windows and doors and gas central heating. An internal inspection is highly recommended in order to appreciate this stunning detached home and the accommodation on offer.

The Accommodation Comprises

Obscure glazed door to

ENTRANCE PORCH Wall light points, UPVC double glazed windows to front and side, radiator with thermostat control, part glazed door to

RECEPTION HALL - 7.67m x 1.09m (25'2" x 3'7")
Coved ceiling with light points, stairs with hand rail to first floor, under stairs storage cupboard housing the boiler, vertical radiator with thermostat control, doors to

L SHAPED SITTING/DINING ROOM - 7.32m x 4.8m (24'0" x 15'9")
Coved ceiling with light point, wall light points, vertical radiators with thermostat control, fireplace with inset gas fire, TV connection point, large UPVC double glazed sliding doors opening onto the rear garden. Door to



STUDY - 3.71m x 1.22m (12'2" x 4'0")
Coved ceiling with inset spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control.

KITCHEN/BREAKFAST ROOM - 3.66m x 3.28m (12'0" x 10'9")
Coved ceiling with light point, UPVC double glazed window to rear aspect, fitted kitchen comprising a range of base and drawer units with wood block work surfaces over, inset sink with mixer tap over, inset five ring STOVES gas hob with extractor over, double eyelevel electric STOVES oven, matching eyelevel cabinets, integral dishwasher, integral fridge, UPVC obscure glazed door to



UTILITY ROOM - 4.32m x 1.32m (14'2" x 4'4")
Coved ceiling with light point, UPVC obscure glazed doors to front and rear, radiator with thermostat control. Base units with wood block work surface over and inset sink and drainer with mixer tap, tiled surround, eye level cabinets, space and plumbing for washing machine with tumble dryer over, space for American style fridge freezer, tiled flooring.

BEDROOM TWO - 3.61m x 3.23m (11'10" x 10'7")
Coved ceiling with light point, UPVC double glazed bay window to front aspect, vertical radiator with thermostat control, walk in wardrobe with spotlights, hanging rails and shelf, door to

EN SUITE SHOWER ROOM/WC - 1.7m x 1.55m (5'7" x 5'1") Coved ceiling with inset spotlights, heated towel rail, shaver socket. Comprising tiled shower enclosure with bi-fold door, vanity unit with inset wash hand basin, close coupled WC, tiled floor.

BEDROOM THREE - 4.7m x 2.97m (15'5" into wardrobe x 9'9") Coved ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobes to one wall with sliding doors.

GROUND FLOOR SHOWER ROOM/WC - 2.82m x 1.45m (9'3" x 4'9") Coved ceiling with light point, extractor fan, UPVC obscure glazed window, heated towel rail, shaver socket. Comprising tiled shower enclosure with bi-fold door and electric shower, vanity unit with inset wash hand basin, WC, tiled floor. Airing cupboard housing the high-pressure hot water cylinder with slatted shelving and light point.

FIRST FLOOR LANDING - 3.43m x 1.85m (11'3" x 6'1") Light point, wall light point, UPVC obscure glazed window, access to under eaves storage, doors to

BEDROOM ONE - 4.19m x 4.17m (13'9" x 13'8")
Coved ceiling with light point, UPVC double glazed window to rear aspect, vertical radiator with thermostat control, air-conditioning unit, two built-in double wardrobes.



BATHROOM/WC - 3.1m x 2.36m (10'2" x 7'9") Coved ceiling with light point, UPVC obscure glazed window, extractor fan. Comprising freestanding bath with waterfall tap over, tiled shower cubicle with glazed screens, vanity unit with wash hand basin, low level WC, part tiled walls, heated towel rail, wall light points.



OUTSIDE

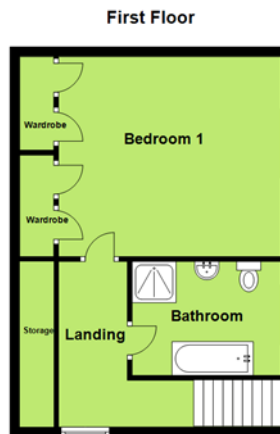
FRONT At the front of the property is a large concrete driveway providing off-road parking for several vehicles and leading to the attached garage and the front door. There is a raised gravelled garden to the side planted with evergreen shrubs and trees for screening and there is a pedestrian access gate to the side.

REAR To the rear of the property is a beautifully maintained and well stocked mature garden which is accessed from the sitting room onto a large patio area with the remainder of the garden laid to lawn with mature shrub borders planted with a variety of shrubs and small trees, enclosed by timber fence, outside lighting, outside power and outside tap. There is also access to the garden from the utility room at the side.



GARAGE - 8.36m x 2.44m (27'5" x 8'0") Electric roller door, strip light, overhead storage, workshop area to rear with base and wall units, skylight, power points and double glazed door leading to the garden.

This Floorplan is not to scale and should only be used as a guide.



Age: 1960's (unverified)	Stamp Duty:* £15,000
Council Tax Band: D	Tenure: Freehold
EPC Rating: C	
Services – Mains gas, electricity, water and sewage.	
Electric Meter Position: Outside front by utility	Gas Meter Position: Outside front
Boiler Position: Under stairs cupboard	Water: Meter
Loft: Insulated and boarded. Light point.	Rear Garden Facing: South
Total Floor Area: approx. 154 sqm	Square foot: approx. 1,657 sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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