



Bay View, Preston, Paignton

£255,000



WILLIAMS HEDGE
estate agents



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35 BAY VIEW, PRESTON, TQ3 2DL

Period terraced home | Cul-de-sac location | Convenient for seafront, amenities and bus routes | Entrance porch
Reception hall | Sitting room | Dining room | Kitchen | Utility/Sunporch | Ground floor W.C | First floor landing
Two double bedrooms | Shower room/W.C | Courtyard gardens to front and rear | Electric heating | Double glazing

In a cul-de-sac position in the sought-after lower Preston area this property offers a period home close to local amenities, seafront and bus routes. The accommodation is arranged over two floors with the ground floor comprising an entrance porch, reception hall with stairs to first floor, sitting room to the front aspect, dining room, kitchen, utility/sunporch and a ground floor W.C. On the first floor, landing leads to two double bedrooms and a shower room/W.C. Outside is a courtyard garden to the front which has some sea views over to Brixham, whilst at the rear is a level enclosed garden.

Preston sits between Old Paignton and the boundary with Torquay at Hollicombe and is close to the Historic Oldway Mansion. The main points of interest include the beach, known as Preston Sands, and the neighbouring Paignton beach with its green and pier. Nearby amenities include Primary school, shops, restaurants and public houses and is located within half a mile of the town centre which offers a fine and varied range of shopping facilities and amenities, beaches and harbour, railway and bus station.

THE ACCOMMODATION COMPRISES: UPVC door to

ENTRANCE PORCH 4' 2" x 2' 10" (1.27m x 0.86m)
Electric meter, consumer unit, obscure glazed door to

RECEPTION HALL 13' 10" x 5' 0" max (4.22m x 1.52m)
Pendant light point, smoke detector, night storage heater, stairs with hand rail to first floor, doors to

SITTING ROOM 11' 7" x 11' 4" (3.53m x 3.45m)
Coved ceiling with pendant light point, UPVC double glazed window to front aspect, night storage heater.



DINING ROOM 12' 0" x 9' 4" max (3.66m x 2.84m)
Pendant light point, picture rails, wall light points, UPVC double glazed window to rear aspect, storage to chimney recesses, under stairs storage area.



KITCHEN 8' 6" x 5' 0" (2.59m x 1.52m)
Light point, base and drawer units with worksurfaces over, inset single sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surround, door to



UTILITY 8' 2" max x 7' 9" max (2.49m x 2.36m)
Sloping polycarbonate roof with light point, UPVC double glazed window to side, glazed door leading to garden, space and plumbing for washing machine, door to

GROUND FLOOR W.C 5' 1" x 2' 7" (1.55m x 0.79m)
Sloping polycarbonate roof, light point, close coupled W.C.

FIRST FLOOR LANDING Pendant light point, smoke detector, hatch to roof space. Doors to

BEDROOM ONE 14' 11" x 11' 4" (4.55m x 3.45m)
Pendant light point, UPVC double glazed window to front aspect, feature fireplace, vanity unit with inset wash hand basin.



BEDROOM TWO 14' 5" x 8' 11" (4.39m x 2.72m)
Pendant light point, UPVC double glazed window to rear aspect, airing cupboard housing the hot water cylinder.

SHOWER ROOM/W.C 7' 5" max x 5' 7" max (2.26m x 1.7m) Light point, extractor fan, wall mounted electric fan heater. Comprising shower cubicle with sliding doors and electric shower, pedestal wash hand basin, close coupled W.C, over stairs storage cupboard.



OUTSIDE

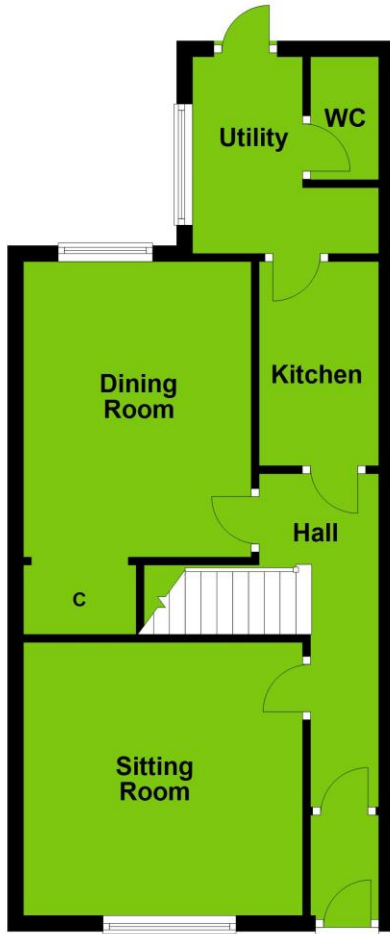
FRONT At the front of the property is a raised garden with some sea views and a pathway leading to the front door.

REAR The rear garden is accessed from the utility and is laid to paving slabs of concrete for ease of maintenance, enclosed by timber fence and block wall with gated access onto rear service lane, timber garden shed, outside light.

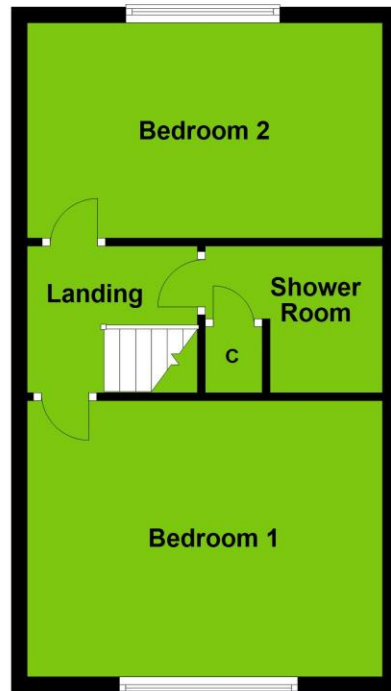


This floorplan is not to scale and should only be used as a guide

Ground Floor



First Floor



Age: 1900s (unverified)	Postcode: TQ3 2DL
Current Council Tax Band: B EPC Rating: D	Stamp Duty: £250* at current asking price
Electric meter position: Unverified	Gas meter position: N/A
Boiler positioned:	Water: Unverified
Total Floor Area: approx. 818sqft 76sqm	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

*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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