



Wilbarn Road, Preston, Paignton

£350,000



WILLIAMS HEDGE
estate agents



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3 WILBARN ROAD, PRESTON, PAIGNTON, TQ3 2BN

Semi-detached family home | Popular location | Level walk to the sea | Porch | Entrance hall
Large lounge | Kitchen | Downstairs WC | Dining room | Four bedrooms (three large doubles and
one large single/small double | Shower room | Separate WC | Chain free
Easy maintenance rear garden | Driveway parking for several vehicles
Viewing highly recommended

A large semi-detached family home set in the highly desirable location of lower Preston. This 1930's property still retains much of its original character and offers spacious rooms. The accommodation is arranged over two floors comprising, entrance porch, entrance hall, lounge, dining room, kitchen, ground floor WC, four large bedrooms, shower room and first floor WC. Externally it offers off road parking for several vehicles and easy maintenance front and rear gardens. The property is being sold with no upward chain. Viewing highly recommended.

The Accommodation Comprises

ENTRANCE PORCH Obscure uPVC double glazed door with stained glass design and matching side windows into entrance porch. Tiled flooring. Original style entrance door to

ENTRANCE HALL Stairs leading to first floor. 'L' shaped entrance hall, radiator, under stairs storage cupboard with electric consumer unit and meter. Doors to

LOUNGE Large room with uPVC double glazed bay window to the front aspect. ceiling light point, living flame gas fire. Radiator. Power points.



DINING ROOM uPVC double glazed sliding patio doors to the rear garden, ceiling light point, fireplace with inset electric fire. Built in cupboard to recess with display shelving, radiator, coving and power points.



KITCHEN Matching wall base and drawer units with roll edged work surfaces over with integrated double electric oven and 4 ring ceramic hob. Stainless steel sink with matching drainer. Space for fridge/freezer. Washing machine, two uPVC double glazed windows to side and obscure uPVC double glazed door. radiator. Power points. Wall mounted boiler controlling the central heating system. Door to rear lobby and door to



GROUND FLOOR W.C Low level close coupled WC, obscure uPVC double glazed widow to the rear aspect, ceiling light point.

FIRST FLOOR LANDING Spacious landing with built-in airing cupboard housing water cylinder with slatted shelving over. Wall mounted thermostat controlling the central heating. Access to loft and doors to

BEDROOM ONE Double bedroom, uPVC double glazed bay window to the front aspect, ceiling light point and radiator.



BEDROOM TWO Double bedroom, uPVC double glazed window to the rear aspect. Radiator. ceiling light point.



BEDROOM THREE Double bedroom, uPVC double glazed window to the rear aspect. hand wash basin with vanity unit. Radiator.

BEDROOM FOUR Large single room, uPVC double glazed window to the front aspect, ceiling light point.

SHOWER ROOM Walk-in shower with shower screen and mains fed shower. Hand wash basin with mixer taps. uPVC double glazed obscure window to side. Tiled walls. Aqua panels. Wood effect flooring. Chrome central heating towel radiator.



SEPARATE W.C Tiled flooring. Obscure PVCu double glazed window. Ceiling light point. Low level close coupled WC with push button flush.

OUTSIDE The rear garden is easy maintenance, mainly laid to lawn, enclosed with with brick walls, patio seating area, mature shrubs and brushes. To the front the garden offers bordering flower beds with shrubs and bushes, gate with path leading to the front door.

PARKING Driveway to the side providing off road parking for several vehicles

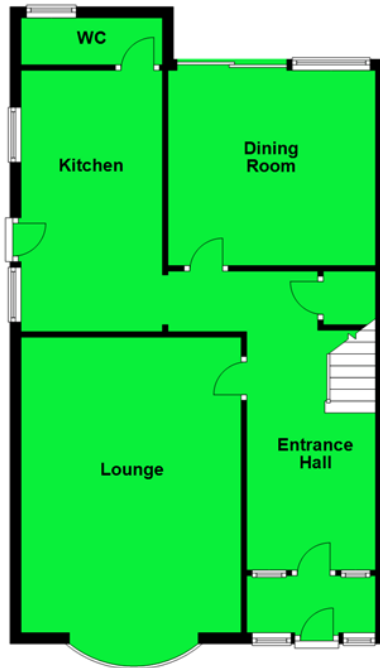
Age: 1930s (unverified)	Postcode: TQ3 2BN
Current Council Tax Band: D EPC Rating: C	Stamp Duty:* £5,000 at asking price
Electric meter position: Understairs cupboard	Gas meter position: Front
Boiler positioned: Kitchen	Water: Unverified
Loft: Insulated, light	Rear Garden Facing: South
Total Floor area: approx. 132 Sqm	Square foot: approx. 142 Sqft

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

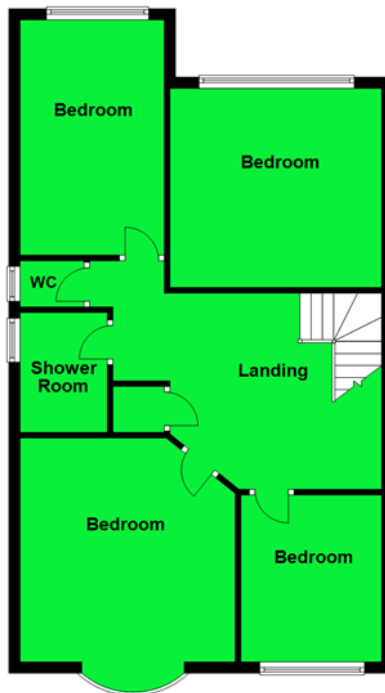
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Ground Floor



First Floor



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