



Duchy Drive, Preston, Paignton

Offers over £325,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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127 DUCHY DRIVE, PRESTON, PAIGNTON, TQ3 1EU

Semi-detached family home | Front and rear gardens | Garage and driveway | Entrance porch  
Spacious sitting room | Dining room | Kitchen | Ground floor W.C | inner hallway | Rear porch  
First floor landing | Three good sized bedrooms | Shower room/W.C | Gas central heating  
Double glazing

A semi-detached family home in a favoured residential location. The property is approached from the front via a driveway which provides off road parking for one vehicle and leads to the integral garage and a pathway then leads to the front door. The front garden has an open outlook with some sea views and at the rear is an enclosed garden with timber shed and greenhouse. Internally, an entrance porch with sea views opens into the spacious sitting room which has double doors opening onto the rear garden, and an inner hallway with stairs to the first floor then leads to the dining room, kitchen, rear porch and ground floor W.C. On the first floor are three good sized bedrooms and a recently updated shower room/W.C. The property is complimented throughout with UPVC double glazed windows and doors and has gas central heating. An internal inspection is highly recommended in order to appreciate the accommodation offer and the sought after residential location.

Situated in the Higher Preston area of Paignton which offers a local parade of shops which include post office/newsagents, chip shop etc. Further amenities are available at Preston and Paignton town centre which offer a wide and varied range of shopping facilities and amenities, high street and independent shops, railway station and bus station, beaches and harbour.

The Accommodation Comprises

Composite door with obscure glazed insets to

**ENTRANCE PORCH** - 1.96m x 1.04m (6'5" x 3'5")  
Coved and textured ceiling with light point, UPVC double glazed window with sea views, radiator, multi pane door to

**SITTING ROOM** - 6.86m x 3.61m (22'6" x 11'10")  
Coved and textured ceiling with light points, UPVC double glazed window to front aspect, fireplace with inset living flame gas fire, radiators, TV connection point, UPVC double doors opening onto the rear garden, door to



**INNER HALL** - 2.97m x 1.7m (9'9" x 5'7")  
Coved and textured ceiling with pendant light point, smoke detector, radiator, telephone point, understairs storage cupboard, door to

**DINING ROOM** - 2.95m x 2.18m (9'8" x 7'2")  
Coved and textured ceiling with light point, radiator, opening to

**KITCHEN** - 3.48m x 2.46m (11'5" x 8'1")  
Coved ceiling with inset spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control, comprising fitted kitchen with a range of base and drawer units with roll edged work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surrounds, matching eyelevel cabinets, built-in eyelevel double electric oven, integral fridge and freezer, integral dishwasher, space and plumbing for washing machine, door to



**REAR PORCH** - 0.89m x 0.71m (2'11" x 2'4")  
Coved ceiling with light point, storage cupboard with shelving, UPVC obscure glazed door to garden, door to

**GROUND FLOOR W.C** - 2.11m x 0.71m (6'11" x 2'4") Coved and textured ceiling with light point, UPVC obscure glazed window, low-level close coupled W.C, wall mounted wash hand basin with tiled splashback, radiator.

**FIRST FLOOR LANDING** - 2.67m x 1.68m (8'9" x 5'6") Coved and textured ceiling with pendant light point, smoke detector, hatch to loft space, doors to

**BEDROOM ONE** - 3.61m x 3.51m (11'10" x 11'6") Coved and textured ceiling with pendant light point, UPVC double glazed window to front aspect with outlook over surrounding fields and woodland and across to Torquay, radiator.



**OUTSIDE**

**FRONT** At the front of the property is a lawned garden enclosed by low-level brick wall and with a shrub border and a pathway that leads to the front door.

**PARKING** A driveway provides off-road parking at the front and leads to the integral single garage.

**REAR** To the rear of the property is an enclosed garden which is accessed from the rear porch or sitting room onto a patio with gated access leading to the front and two steps leading onto a raised patio with timber summerhouse. From here is access onto a lawned area with a mature shrub border, enclosed by timber fence and block wall. Outside light, outside tap, greenhouse, timber garden shed.



**BEDROOM TWO** - 3.3m x 3.15m (10'10" x 10'4") Coved and textured ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** - 2.44m x 2.34m (8'0" x 7'8") Coved and textured ceiling with pendant light point, UPVC double glazed window to front aspect with outlook over surrounding fields and woodland, radiator.

**SHOWER ROOM/W.C** - 2.67m x 2.21m (8'9" x 7'3") Light point, extractor fan, UPVC obscure glazed windows. Comprising Shower enclosure with sliding doors, vanity unit with inset wash hand basin, close coupled W.C, part tiled walls, radiator, tiled floor, cupboard airing cupboard housing the hot water cylinder with slatted shelving over.

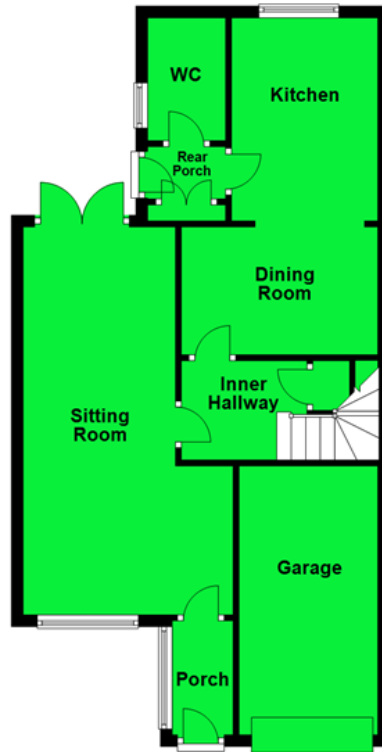


Age: 1968 (unverified)	Postcode: TQ3 1EU
Current Council Tax Band: C EPC Rating: C	Stamp Duty:* £3,750 at asking price
Electric meter position: Garage	Gas meter position: Garage
Boiler positioned: Garage	Water: Meter
Loft: Insulated, light point	Rear Garden Facing: South
Total Floor Area: approx. 96sqm	Square Foot: 1033sqft

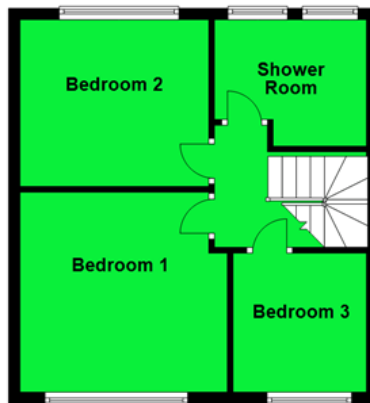
This information is given to assist and applicants are requested to verify as fact. \*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Ground Floor



First Floor



**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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