



Kestor Drive, Paignton

£399,950



**WILLIAMS HEDGE**  
estate agents



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## 15 KESTOR DRIVE, PAIGNTON, TQ3 1AP

Well-presented detached bungalow | Light bright accommodation | Front and rear gardens  
Entrance porch | Spacious reception hall | Sitting/Dining Room | Kitchen | Sun porch  
Three Double Bedrooms | Bathroom | Separate WC | Gas central heating | Double glazing  
Garage & driveway parking | Cul-de-sac position

A superbly presented detached bungalow in an elevated position with far-reaching views over Occombe Valley Woods and some sea views over Torbay. With light, bright accommodation arranged all on one level the property is accessed via an entrance porch and into a spacious reception hallway. From here is access to the sitting/dining room which has a large window to enjoy the open views, a kitchen opening into sun porch and then to the rear garden, three double bedrooms, a bathroom and separate WC. Outside are tiered gardens to the front and rear and a driveway provides off-road parking and leads to a garage with a high-level storage area. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

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 obscured glazed door to

**ENTRANCE PORCH** Coved and textured ceiling with inset spotlight, tiled flooring, obscure glazed door with side panel to:

**RECEPTION HALLWAY** - 3.43m x 3.35m (11'3" x 11'0") Coved and textured ceiling with inset spotlights, smoke detector, hatch to loft space, radiator, cupboard housing the boiler, telephone point, doors to

**SITTING ROOM** - 5.59m x 3.63m (18'4" x 11'11") Coved and textured ceiling with light point, uPVC double glazed window to front with open outlook, radiator, fireplace with marble hearth and decorative surround, TV connection point, telephone point.



**KITCHEN** - 3.76m x 2.51m (12'4" x 8'3") Coved and textured ceiling with inset spotlights, radiator. Fitted kitchen comprising a range of base and drawer units with roll edged worksurfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching eyelevel cabinets, space and plumbing for washing machine, space for upright fridge freezer, opening to



**SUN ROOM** - 2.97m x 1.14m (9'9" x 3'9") Glazed roof and uPVC doors to both sides, uPVC double glazed window to rear aspect.

**BEDROOM ONE** - 3.63m x 3.63m (11'11" x 11'11") Coved ceiling with pendant light point, uPVC double glazed window to front aspect with views over Occombe Valley woods and some sea views over Torbay, radiator, fitted wardrobes to one wall with sliding louvred doors.



**BEDROOM TWO** - 3.56m x 3.18m (11'8" plus wardrobes x 10'5") Coved and textured ceiling with pendant light front, uPVC double glazed window to rear aspect, radiator, built-in wardrobes to one wall.



**WC** - 1.7m x 0.74m (5'7" x 2'5") Coved and textured ceiling, wall light point, uPVC obscure glazed window, close couple WC, tiled floor.

## OUTSIDE

**FRONT** To the front of the property is a tiered garden laid to lawn and slate chippings with several different planting beds and a concrete pathway leading to the front door, with open views over Occombe Valley woods.

**PARKING** A concrete driveway provides off-road parking for one vehicle and leads to the garage.

**GARAGE** - 5.54m x 3.61m (18'2" x 11'10") Metal up and over door, light point, power points, gas meter electric meter and consumer unit, cold water tap, high-level storage.

**REAR** To the rear of the property and accessed from the sun porch is a tiered garden with a seating area and planting area enclosed by low-level block wall and timber fence. Outside light. Outside tap. Access to either side of the property.

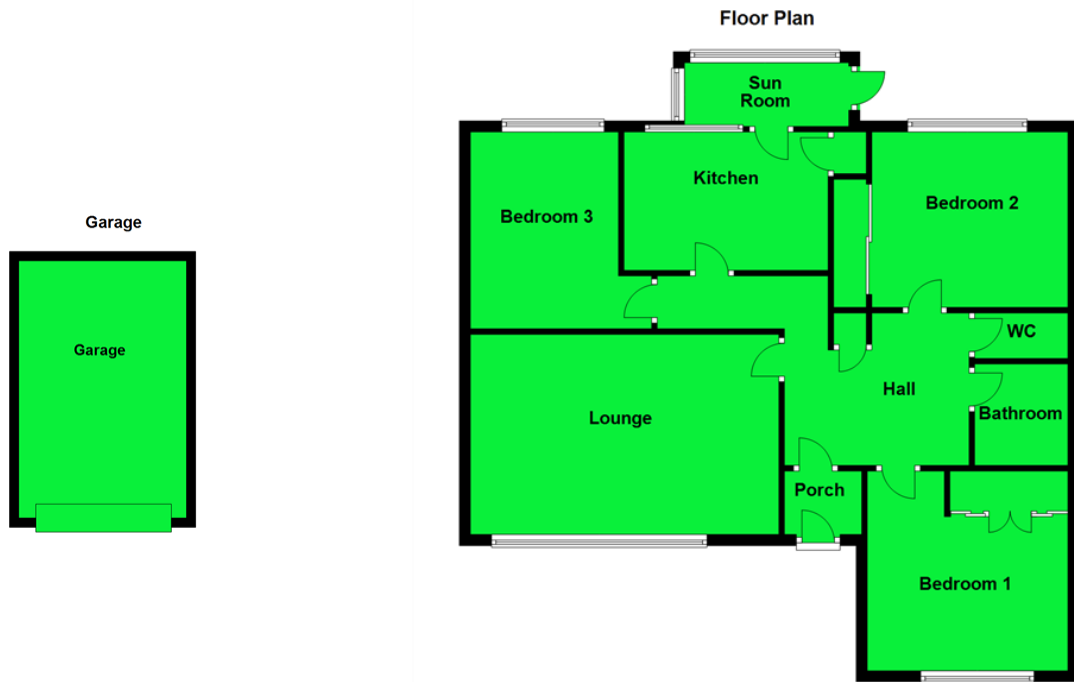


**BEDROOM THREE** - 3.58m x 3.28m (11'9" x 10'9") Coved and textured ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator.

**BATHROOM** - 1.8m x 1.7m (5'11" x 5'7") Coved and textured ceiling with inset spotlights, extractor fan, uPVC window, heated towel rail. Comprising panelled bath with electric shower over and curved glass screen, pedestal wash hand basin, tiled walls, tiled floor.



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



Age: 1960s (unverified)	Postcode: TQ3 1AP
Current Council Tax Band: D EPC Rating: C	Stamp Duty:* £7,497 at asking price
Electric meter position: Garage	Gas meter position: Garage
Boiler positioned: Hall cupboard	Water: Meter
Loft: Insulated, light point	Rear Garden Facing: West
Total Floor Area: approx. 94 Sqm	Square foot: approx. 1,011

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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