



Great Headland Crescent, Preston, Paignton

£400,000



WILLIAMS HEDGE
ESTATE AGENTS



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3 GREAT HEADLAND CRESCENT, PRESTON, PAIGNTON, DEVON TQ3 2DX

Semi attached family home | Sought-after residential location | Sea views | Gardens to front side and rear
Entrance porch | Reception hallway | Sitting room with bay window | Second reception room/ground four
bedroom four | Dining room | Kitchen with utility and larder | Rear porch | Ground floor WC | Spacious first
floor landing | Three first floor bedrooms | Bathroom | Separate WC | Useful loft room | Central heating
Double glazing

In the sought-after Preston area with good access to local amenities, Hollicombe Beach and Preston seafront, the property offers a spacious family home with sea views across the bay towards Brixham. Approached from the road a concrete pathway leads through the lawned front garden and to the front door. Once inside, an entrance porch opens into the spacious reception hallway and the remainder of the ground floor accommodation which comprises a sitting room to the front aspect with bay window to enjoy the sea views, second reception room/ground floor bedroom four, dining room, kitchen with utility and larder, rear porch and a ground floor WC. On the first floor a spacious landing leads to three further double bedrooms, bathroom with separate WC and a staircase leading to a useful loft room. Externally, the front garden offers a lawned space with shrub border and an outlook across the bay towards Brixham. A pathway continues to the side of the property with a further garden space accessed from the side porch and the rear garden which offers a secluded area with good degree of privacy and laid to artificial grass with shrub border and a decked area housing a timber studio.

The property offers a super family home in a fantastic location convenient for local amenities and primary school and an internal inspection is highly recommended in order to fully appreciate the spacious accommodation.

The Accommodation Comprises

Timber door to

ENTRANCE PORCH - 4.24m x 1.19m (13'11" x 3'11") Pendant light point, picture rail, obscure glazed door to

RECEPTION HALL - 5.49m x 1.83m (18'0" x 6'0") Pendant light points, picture rails, stairs with handrail to first floor, radiator, under stairs storage cupboard housing the gas and electric meters, doors to

SITTING ROOM - 5.18m x 4.22m (17'0" x 13'10") Pendant light point, picture rails, uPVC double glazed bay window to front aspect with sea views across the bay to Brixham, radiator, fireplace with inset gas fire, telephone point, TV connection point.



SECOND RECEPTION ROOM/BEDROOM FOUR - 4.11m x 3.81m (13'6" x 12'6") Pendant light point, uPVC double glazed bay window to side, radiator.



DINING ROOM - 3.96m x 3.81m (13'0" x 12'6") Inset spotlights, uPVC double glazed sash window to side, radiator, door to



KITCHEN - 3.81m x 2.08m (12'6" x 6'10") Inset spotlights, uPVC double glazed sash window to side. Comprising base unit with roll edged work surfaces over, inset corner sink and drainer with mixer tap over, tiled surrounds, space and plumbing for washing machine, space for dishwasher, space for range style gas cooker, larder cupboard with window and shelving, utility room with light point and window, space and plumbing for washing machine and fridge freezer, wall mounted combination boiler, tiled flooring. Door to

REAR PORCH - 2.11m x 0.86m (6'11" x 2'10") Windows to side and door leading onto the side pathway and the garden, tiled flooring. Door to

GROUND FLOOR WC - 1.45m x 0.91m (4'9" x 3'0") Light point, window, WC with high-level cistern, tiled flooring.

FIRST FLOOR LANDING - 8.53m x 1.83m (28'0" x 6'0")
Pendant light point, stairs to loft room, storage cupboard with light point. Doors to

BEDROOM ONE - 5.46m x 4.27m (17'11" x 14'0") Light point, uPVC double glazed bay window to front aspect with sea views across the bay towards Brixham, radiator, feature fireplace with tiled insets and timber surround, picture rails.



BEDROOM TWO - 5.46m x 3.23m (17'11" x 10'7") Light point, uPVC double glazed windows to sides, radiator, decorative fireplace with timber surround.

BEDROOM THREE - 3.81m x 3.28m (12'6" x 10'9") Pendant light point, uPVC double glazed window to rear aspect, radiator.

BATHROOM - 2.79m x 1.88m (9'2" x 6'2") Light point, uPVC double glazed window to side. Comprising panelled spa bath with shower attachment over, separate shower cubicle, pedestal wash hand basin, radiator, tiled flooring.



SEPARATE WC - 3.94m x 1.83m (12'11" x 6'0") Pendant light point, uPVC double glazed window, close coupled WC.

LOFT ROOM - 8.1m x 3.51m (26'7" x 11'6") With sloping ceilings and light points, velux windows.



OUTSIDE

FRONT At the front of the property is a level garden laid to lawn with shrub border and enjoying sea views across the bay towards Brixham. A cast iron gate opens onto a concrete pathway which leads to the front door.

SIDE At the side of the property is a further garden space laid to concrete with raised flowerbed border and enclosed by timber fence with access from the rear porch. The concrete pathway continues into the rear garden.

REAR At the rear property is an enclosed garden laid to artificial grass with flowerbed/shrub border and affording a good degree of seclusion with a timber-built studio on a timber deck and with double glazed sliding doors and window.

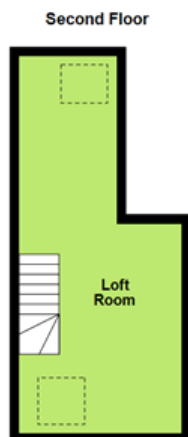
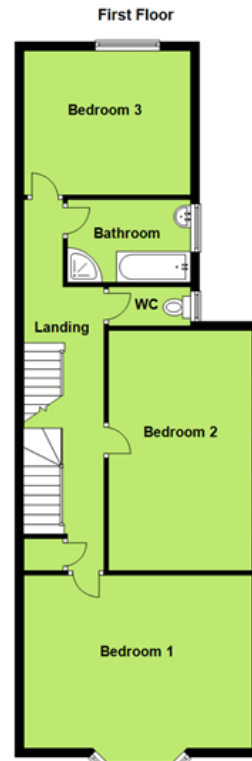
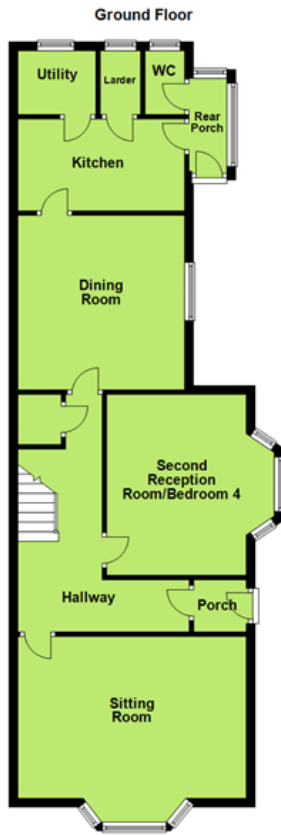


Age: 1923 (unverified)	Postcode: TQ3 2DX
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £7,500 at higher price
Electric meter position: Understairs	Gas meter position: Understairs
Boiler positioned: Larder	Water: Meter
Loft: Converted	Rear Garden Facing: South West
Total Floor Area: approx. 175 Sqm	Square foot: approx. 1,883 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.



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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