

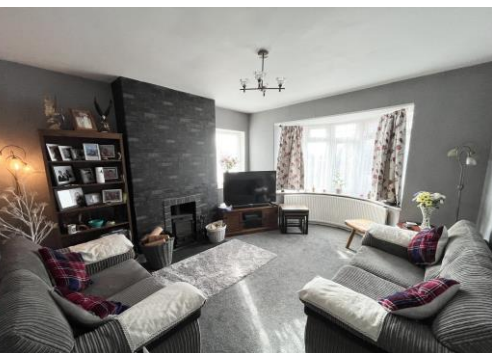


Sandringham Gardens, Preston, Paignton

£340,000



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

20 SANDRINGHAM GARDENS, PRESTON, PAIGNTON, TQ3 1JA

Very well presented | Double bay fronted | Detached bungalow | Two double bedrooms
Sitting room | Lounge | Dining room | Bathroom | Sea views | Utility | Driveway parking
Enclosed rear garden

A versatile detached bungalow with sea views towards Berry Head. To the front is an aesthetically pleasing resin driveway providing side by side off road parking and further tandem parking to the side. Through the composite front door into the entrance hall the ground floor accommodation comprises, bedroom, lounge, kitchen, dining room, bathroom, utility and further sitting room. The first floor offers a large double bedroom with views towards Brixham. The enclosed rear garden can be accessed via each side externally or through the dining room opening to a raised decked seating area, steps down to a level lawn with bordering gravel bed with mature trees and bushes. Viewing highly recommended.

The Accommodation Comprises

Composite front door

ENTRANCE HALL - 4.27m x 0.91m (14'0" x 3'0")
Wood flooring, radiator, ceiling light point, doors to all rooms.

SITTING ROOM - 5.36m x 2.72m (17'7" x 8'11")
Vinyl wood effect flooring, radiator, matching wall lights, ceiling light points, smooth finish ceiling, uPVC double glazed window overlooking the rear garden, living flame gas fire with mantle and hearth, stairs leading to the first floor, under stairs storage cupboard, door to hall and door to dining area.



DINING ROOM - 4.7m x 3.48m (15'5" x 11'5")
Radiator, tiled flooring, large uPVC sliding doors to rear garden and uPVC double glazed windows, smooth finish ceiling, inset spotlights.

KITCHEN - 4.7m x 2.69m (15'5" x 8'10") Vinyl tile effect flooring, matching wall base and drawer units with roll edged work surfaces over, directional ceiling spotlights, inset stainless sink with matching drainer, display cabinets, space for range cooker and space for upright fridge freezer, uPVC double glazed to the side, archway to dining room.



BATHROOM - 3.76m x 1.73m (12'4" x 5'8") Large shower with glass sliding door, mains fed shower, aqua panels, low level close coupled WC with push button flush, corner bath with seat, pedestal hand wash basin, tile effect vinyl flooring, tiled walls, radiator, extractor fan, roof light, ceiling light point.



LOUNGE - 4.78m x 3.68m (15'8" x 12'1") Double aspect with uPVC double glazed bay window to the front and uPVC double glazed window to the side. Wood burner with tiled surround and slate hearth, ceiling light point, smooth finished ceilings, curved radiator, TV point.



REAR Resin seating area, level lawn, bordering gravel bed, raised decked seating space, large timber shed, level patio space, enclosed with panel fencing and block wall.



UTILITY Space and plumbing for washing machine, wall mounted combination boiler controlling central heating system.

GROUND FLOOR BEDROOM - 4.7m x 3.68m (15'5" x 12'1") Double bedroom, exposed wood floor boards, uPVC double glazed bay window with sea views towards Berry Head, radiator, ceiling light points, smooth finish ceiling, TV point.

FIRST FLOOR BEDROOM - 5.38m x 3.78m (17'8" x 12'5") Double bedroom, ceiling spotlights, smooth finish ceiling, storage in the eaves, Velux window, radiator, wall mounted thermostat controlling the central heating, uPVC double glazed window to the front with stunning elevated views of the surrounding area, sea views over Paignton, towards Brixham and Berry Head.



Age:1930's (unverified)	Postcode: TQ3 1JA
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £4,500 at asking price
Electric meter position: Outside	Gas meter position: Outside
Boiler positioned: Utility	Water: Meter
Loft:	Rear Garden Facing: South
Total Floor Area: Approx 104 Square meters	Square Foot: approx. 1,119 Sqft

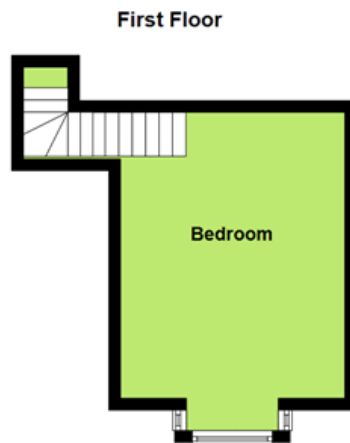
This information is given to assist and applicants are requested to verify as fact.

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

OUTSIDE

FRONT Resin driveway providing off road parking for 2/3 vehicles side by side and further in tandem to the side, slate chipping bed, paved path giving access to the rear via timber gate.

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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