



Shorton Valley Road, Preston, Paignton

£275,000



WILLIAMS HEDGE
ESTATE AGENTS



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74 SHORTON VALLEY ROAD, PRESTON, PAIGNTON, TQ3 1RE

Detached bungalow | Off-road parking x 2 | Sought-after residential location | Good sized enclosed rear garden | Entrance porch | Reception hall | Sitting room with bay window | Kitchen | Rear porch
Two bedrooms | Shower room/WC | Useful loft room | Gas central heating | Double glazing
Underhouse store/utility

In the sought-after Preston area, the property offers a detached bungalow with off-road parking and an enclosed rear garden. Approached from the road there is a double width driveway and a pathway that leads to the front door. Once inside, an entrance porch opens into the reception hallway and the remainder of the accommodation which comprises a sitting room with bay window to the front aspect, kitchen, rear porch, two bedrooms and a bathroom/WC. On the first floor there is a useful loft room with velux window and access to further eaves storage. To the rear of the property is a good-sized garden accessed from the rear porch onto a patio with gated access to either side of the property, one of which leads to a useful under house store/utility. From the patio steps lead to an additional patio/seating area and a lawned garden which extends to the rear boundary. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

The Accommodation Comprises

UPVC obscure glazed door to

ENTRANCE PORCH - 0.84m x 0.81m (2'9" x 2'8") Pendant light point, tiled flooring, obscure glazed door to

RECEPTION HALL - 3.99m x 2.72m (13'1" x 8'11") to L-Shape. Textured ceiling with pendant light point, smoke detector, picture rails, radiator with thermostat control, storage cupboard, doors to

SITTING ROOM - 3.84m x 3.2m (12'7" into bay x 10'6") Coved ceiling with light point, UPVC double glazed bay window to front aspect, radiator with thermostat control, TV connection point, fireplace with inset electric fire.



KITCHEN - 3.2m x 2.26m (10'6" x 7'5") Strip light, UPVC double glazed window to side. Comprising fitted kitchen with a range of base and drawer units and work surfaces over, electric oven, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob, electric oven, extractor, stairs to loft room, UPVC double glazed door to



REAR PORCH - 2.18m x 0.74m (7'2" x 2'5") Light point, UPVC double glazed windows to rear and side, tiled flooring, UPVC double glazed door opening onto the rear garden.

BEDROOM ONE - 3.45m x 3.2m (11'4" x 10'6")

Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, fitted bedroom furniture comprising wardrobes, chest of drawers and bedside table.



BEDROOM TWO - 3.23m x 2.72m (10'7" x 8'11") Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, telephone point.

SHOWER ROOM/WC - 2.59m x 1.52m (8'6" x 5'0") Light point, UPVC obscure glazed windows. Comprising corner shower cubicle with electric shower and sliding doors, vanity unit with inset wash hand basin, close coupled WC, heated towel rail, wall mounted electric heater, further storage cupboard.



LOFT ROOM - 4.55m x 3.1m (14'11" x 10'2") maximum dimensions. With sloping ceilings, pendant light point and velux window, access to under eaves storage, radiator with thermostat control.

OUTSIDE

FRONT At the front of the property is a concrete driveway providing off-road parking for two vehicles. A pathway then leads to the front door.

REAR At the rear of the property the garden is accessed from the rear porch onto a good sized patio with gated access to either side of the property and there is a block built store. From here steps lead to the remainder of the garden laid to a further patio/seating area with planting/shrub border and the remainder laid to lawn extending into the rear boundary tree line. Timber garden shed.



UNDER HOUSE STORE/UTILITY - 3.25m x 2.74m (10'8" x 9'0") With limited head height, light point and power point. Window and door to side. Space and plumbing for washing machine, wall mounted boiler, gas meter, electric meter and consumer unit.

Age: 1930's (unverified)	Stamp Duty: * £1,250 at asking price
Council Tax Band: C	Tenure: Freehold
EPC Rating: D	
Services – Mains gas, water, electricity & sewage.	
Electric Meter Position:	Gas Meter Position: Under store
Boiler Position: Under store. Combination	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 75 Sqm	Square foot: approx. 807 Sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *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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