



Merryland Gardens, Preston, Paignton

£549,950



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

6 MERRYLAND GARDENS, PRESTON, PAIGNTON, DEVON TQ3 1HS

Individual detached dormer bungalow | Highly sought after quiet location | Gas central heating | UPVC double glazed windows | Covered entrance | Reception hall | Lounge | Kitchen | Four bedrooms, two on the ground floor and a bathroom and two on the first floor, one with an ensuite | Cloakroom | Good sized and very private gardens | Driveway | Garage | The front and the rear being well stocked and offering a high degree of privacy | The property enjoys quite stunning far reaching open views over the village to the countryside beyond with distant views of Dartmoor

A very attractive individual detached dormer bungalow situated in a quiet close in a very sought-after location. The property is of spacious design, well-appointed throughout having gas central heating, uPVC double glazed windows and accommodation comprising covered entrance, reception hall, spacious lounge, kitchen, two ground floor bedrooms and a bathroom and a further two bedrooms on the first floor, one with ensuite shower room and a cloakroom. The gardens are a particular feature being of good size offering a high degree of privacy and enjoying a peaceful atmosphere. There is also a driveway and garage and under house storage area. The property enjoys some lovely open sea and coastal views, is close to local shops and within easy reach of the ring road providing access to other parts of the bay and further afield. Viewing is essential to fully appreciate all that this property has to offer.

The Accommodation Comprises

Covered entrance porch with built-in seating. UPVC double glazed door opens to

RECEPTION HALL - 4.98m x 2.16m (16'4" x 7'1") Two central heating radiators, wood effect laminate flooring, cupboard under stairs.

LOUNGE - 6.68m x 3.63m (21'11" x 11'11") Attractive marble fireplace and hearth with fitted living flame gas fire, uPVC double glazed windows to three aspects, two central heating radiators, TV aerial point, wall light point, pleasant open outlook over the surrounding area and beyond.



KITCHEN - 3.56m x 3.3m (11'8" x 10'10") Fitted with range of units comprising work surface with 1.5 bowl sink unit, cupboard under, space and plumbing for dishwasher, space and plumbing for washing machine, further work surface with range of cupboards and drawers under, recess for cooker, range of wall cupboards, central heating radiator, uPVC double glazed window and uPVC double glazed door opening to rear garden.



BEDROOM ONE - 3.94m x 3.63m (12'11" x 11'11") Central heating radiator, uPVC double glazed window.



BEDROOM TWO (CURRENTLY USED AS DINING ROOM) - 3.33m x 3.02m (10'11" x 9'11") Central heating radiator, uPVC double glazed window.



BATHROOM - 2.44m x 1.96m (8'0" x 6'5") White suite comprising corner bath with shower attachment, wash hand basin with drawer unit under, close coupled WC, tiled shower cubicle with thermostatic shower unit, part tiled walls, uPVC double glazed windows, ladder style heated towel rail, tiled floor.



From the hall, stairs rise to first floor and landing. Lovely open outlook over the town to the sea and coast beyond. Airing cupboard, built-in wardrobe, access to loft.

CLOAKROOM Close coupled WC, wash hand basin.

BEDROOM THREE - 3.73m x 3.63m (12'3" max x 11'11") UPVC double glazed windows to two aspects, central heating radiator, lovely far-reaching views over the town and the bay taking in some of the coast line.



BEDROOM FOUR - 3.15m x 3.81m (10'4" x 12'6" reducing to 7'8") UPVC double glazed windows, central heating radiator, access to eaves storage.

SHOWER ROOM ENSUITE Tiled shower cubicle with electric shower unit, low level WC, corner wash hand basin.

OUTSIDE

FRONT A particular feature of the property is the good-sized garden, the property is set well back from the road, the front garden being beautifully landscaped with gravelled areas and a good selection of mature shrubs. Driveway providing parking for several cars leading to

GARAGE - 5.18m x 3.1m (17'0" x 10'2") Up and over door with further up and over door to the rear of the garage onto the back garden. Light and power. Access to

UNDER HOUSE STORAGE AREA With wall mounted gas fired boiler for central heating and hot water. Ideal for storage/workshop.

REAR GARDEN The rear garden is beautifully landscaped and enjoys a high degree of privacy. Immediately the rear is a timber deck enjoying a sunny aspect and pleasant outlook. Immediately to the rear of the garage is a paved patio with covered roof over. The remainder of the good-sized garden is lawned with numerous mature shrubs and trees, summerhouse, timber shed, greenhouse and further timber deck with pergola over.



Age: 1960s' (unverified)	Stamp Duty:* £14,997 at asking price
Council Tax Band: E	Tenure: Freehold
EPC Rating: D	
Services – Mains gas, electric, water & sewerage	
Electric Meter Position: Garage	Gas Meter Position: Garage
Boiler Position: Underhouse store - conventional	Water: Meter
Loft: N/A	Rear Garden Facing: West
Total Floor Area: Approx 117.8 Sqm	Square foot: Approx 1268 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.

GROUND FLOOR
80.0 sq.m. (861 sq.ft.) approx.



1ST FLOOR
37.8 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA : 117.8 sq.m. (1268 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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