



Barcombe Road, Preston, Paignton

£355,000



WILLIAMS HEDGE
ESTATE AGENTS



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48 BARCOMBE ROAD, PRESTON, PAIGNTON, DEVON TQ3 1PY

Immaculately Presented Detached Bungalow | Sought After Residential Location | Off Road Parking
Detached Garage | Entrance Hall | Sitting Room | Impressive Sun Room | Fully Integrated Kitchen
Double Bedroom with Bay Window, | Bedroom Two/Dining Room | Contemporary Shower Room
Separate WC | Loft Room | uPVC Double Glazing and Gas Central Heating
Beautifully Maintained Landscaped Garden | Sea Views
Viewing Highly Recommended

An immaculately presented detached bungalow in a sought after residential location which has been tastefully upgraded by the current owners to provide stylish and inviting accommodation. Approached from the road via a long driveway which provides off road parking and leads to the single detached garage, a pathway also runs alongside the front garden and to the front door. Internally an entrance hall leads to the sitting room with double doors then opening into a impressive sun room with vaulted ceiling and sea views, a state of the art fully integrated kitchen, double bedroom with bay window, bedroom two/dining room, contemporary shower room and separate WC. There is also a useful loft room on the first floor and access to under eaves storage. The property is further complimented with uPVC double glazing and gas central heating. At the rear is a beautifully maintained landscaped garden which enjoys a southerly aspect and sea views towards Torquay.

An internal inspection of this quality home is highly recommended in order to appreciate the accommodation on offer.

Situated in a sought after location and with good access to the nearby amenities of Preston which includes a range of day to day shops & mini supermarkets, bus route, well regarded local primary school and Preston beach & seafront. The amenities of Paignton town centre are approximately 1.5 miles away. The property also offers good road links for Torbay and the ring road for A380/Exeter M5 and beyond.

The Accommodation Comprises

Covered storm porch with light point and UPVC obscure glazed door to

RECEPTION HALLWAY Coved and textured ceiling with light point, radiator, doors to.

SITTING ROOM 12' 06" x 10' 05" (3.81m x 3.18m) Coved and textured ceiling with light point, wall light points, uPVC double glazed window to side, fireplace with inset gas fire and timber surround. Radiator, TV connection point, double doors to



SUN LOUNGE 19' 04" x 12' 03" (5.89m x 3.73m) With vaulted ceiling, inset spotlights and two skylights, uPVC double glazed windows to rear and sides, two radiators with thermostat control, sea views, double doors leading to the rear garden, Power points.



KITCHEN 10' 05" x 9' 11" (3.18m x 3.02m) Inset spotlights, uPVC double glazed windows to front and side, radiator. Contemporary fitted kitchen comprising a range of base and drawer units with slabtec work surfaces over, inset 1.5 bowl sink with drainer and mixer tap over, inset induction hob, built-in electric oven and microwave oven, integral fridge and freezer, integral dishwasher, integral washing machine, matching eye level cabinets.



BEDROOM 1 14' 11" max into bay x 9' 11" max (4.55m x 3.02m) Coved ceiling with pendant light point, uPVC double glazed bay window to front aspect, radiator with thermostat control, built-in wardrobes to one wall, TV connection point.



BEDROOM 2/DINING ROOM 9' 11" x 8' 06" (3.02m x 2.59m)
 Coved and textured ceiling with pendant light point, uPVC double glazed window to side, radiator with thermostat control, feature fireplace with brick surround and hearth, double doors to sun lounge.



SHOWER ROOM 5' 04" x 4' 07" (1.63m x 1.4m) Inset spotlights, extractor fan, uPVC obscure glazed window, comprising large walk-in shower enclosure with glazed screen, vanity unit with inset wash handbasin, heated towel rail, illuminated mirror.



SEPARATE W.C 4' 10" x 2' 08" (1.47m x 0.81m) Inset spotlights, uPVC obscure glazed window, close coupled WC, tiled walls

LOFT ROOM 15' 05" max x 12' 10" (4.7m x 3.91m) With sloping ceilings and pendant light point, uPVC double glazed windows to side, velux window, radiator with thermostat control, access to under eaves storage.

OUTSIDE

FRONT To the front of the property is a lawned garden enclosed by low-level brick wall with shrub border and pathway leading to the front door. A concrete driveway provides off-road parking for 2 to 3 vehicles and leads to the single detached garage.

GARAGE 14' 07" x 8' 10" (4.44m x 2.69m) Electric roller door, strip light, power point. Store cupboard at rear measuring 7' x 4'3 with light point, power points and uPVC door.

REAR The rear garden is accessed from the sun lounge onto a paved seating area with path way leading to either side of the property and to the rear of the garage. The remainder of the garden is landscaped and offers several different seating/ patio areas, all well placed to enjoy the open views across Paignton and out to sea towards Torquay including Thatcher Rock. There are two lawned areas, one with a gravelled pathway leading to a timber arbour offering an additional covered seating area, again with sea views. Timber garden shed. Outside lighting. Outside power socket. Ornamental fishpond.



Age: 1940's (unverified)	Postcode: TQ3 1PY
Current Council Tax Band: D EPC Rating: TBC	Stamp Duty:*
Electric meter position: Under house store	Gas meter position: Outside front
Boiler positioned: Eaves Storage - combi	Water: Meter
Loft: Converted	Rear Garden Facing: South

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 Floor plan 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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