



Carlton Drive, Preston, Paignton, TQ3 1DZ

**Fixed Price: £265,000**

**Tenure: Freehold**



# Carlton Drive, Preston, Paignton, TQ3 1DZ

A two bedroom and two reception room semi-detached bungalow

- Semi-detached bungalow
- 2 Bedrooms plus a study
- 2 Reception rooms
- Fitted kitchen
- uPVC double glazing and gas central heating
- Driveway parking
- Popular residential cul-de-sac in Preston
- No onward chain
- Viewing recommended
- EPC - C / Council Tax Band - B



Located in the popular Preston area and being offered with no onward chain is this deceptively spacious bungalow

Situated in a popular residential area is this semi detached bungalow. Internally the accommodation briefly comprises of an entrance hall, a lounge overlooking the front of the property, a spacious kitchen/dining room with a good range of built in kitchen units, a separate study/nursery room, 2 double bedrooms and a bathroom/WC with a four piece suite. Other benefits include gas central heating and uPVC double glazing, off road parking and a courtyard garden. We strongly recommend an internal viewing to fully appreciate the accommodation on offer.



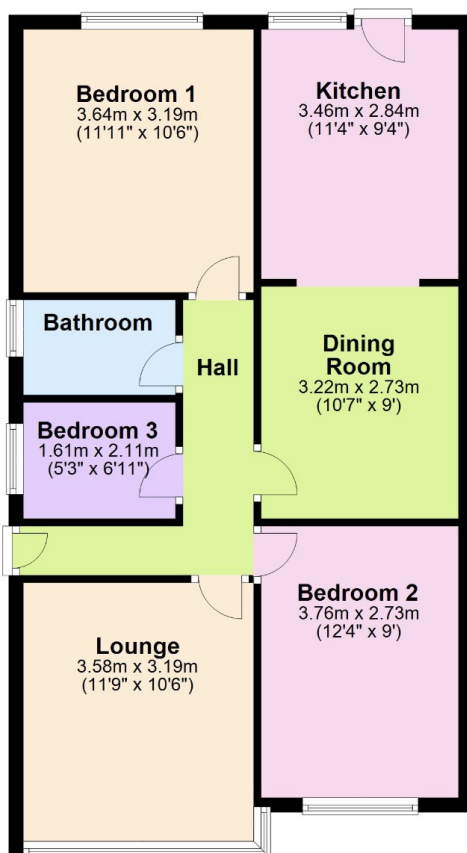
The property occupies a sought after residential cul-de-sac position within upper Preston, being within close proximity to a local primary school, local shops and within approximately a mile from Preston seafront and a mile and a half from Paignton town centre with its array of shops, facilities and amenities. This property is being offered for sale with on onward chain.



What3Words  
UPRN:  
<https://what3words.com/jungle.skirt.vent>

## Ground Floor

Approx. 66.3 sq. metres (713.6 sq. feet)



Total area: approx. 66.3 sq. metres (713.6 sq. feet)

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. It is your decision if you choose to deal with any of these companies, however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

