



Duchy Avenue, Preston, Paignton, TQ3 1ER

**Price: £450,000**

**Tenure: Freehold**





# Duchy Avenue, Preston, Paignton, TQ3 1ER

Detached family home, extensively modernised and updated throughout also featuring lovely sea views!

- Detached family home presented in excellent order
- Lovely sea views over the bay
- Contemporary styled kitchen/dining room opening onto decking and garden
- Good sized lounge with feature wood burning stove
- Three bedrooms, shower room and bathroom
- Garage, workshop and off road parking
- Enclosed landscaped rear gardens
- Many attractive features throughout the property
- Quiet low traffic residential road
- EPC - TBC / Council tax band - D



An attractive dormer bungalow having been enhanced to a high specification and presented in excellent order throughout. Lovely sea views are enjoyed from the garden and first floor. A tranquil location away from busier roads whilst being convenient for access to other parts of the bay.

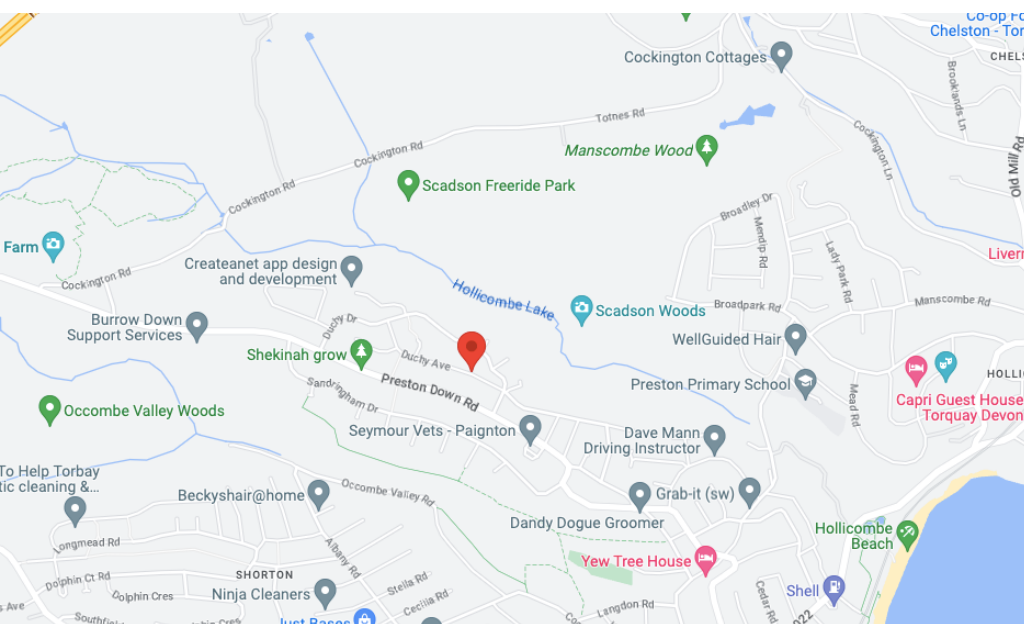
The property offers well proportioned accommodation arranged over two storeys. Entrance hall features oak flooring and designer radiator. There is a good sized lounge with feature wood burning stove and views over the rear gardens. The kitchen/dining room has been extensively fitted with a range of contemporary styled units above and below quartz countertops. Kitchen appliances include range style dual fuel cooker, full size dishwasher, plumbed in larder fridge, separate wine fridge and boiling water tap. This family friendly space also features an island breakfast bar and triple folding doors opening onto the decking. Also on the ground floor is a double bedroom with sea view and built in wardrobes, plus a shower room with waterfall and hand held shower unit plus a wash hand basin and WC with concealed cistern. The first floor accommodation comprises a double bedroom with excellent sea views over the bay plus third bedroom and family bathroom with tub bath. There is also walk in access to the loft area from the first floor landing with potential for further development subject to the usual consents.





Externally the property is well presented and finished in white render with anthracite coloured double glazed windows, matching sills and matching front door. Ample off-road parking is provided to the front with garden laid to lawn and shrub borders. Access to garage with up and over door plus power and light. To the rear of the garage there is access to an adjoining workshop (also accessed from the rear garden). The rear gardens have been landscaped and enjoy a good degree of privacy with some lovely sea views from the decking.

Situated in a favoured residential area and conveniently located for access out of town. Local amenities include a convenience store, pleasant walks, cafe, farm shop and regular bus service. Paignton town centre offers a variety of shopping, cafes, bars and restaurants. Paignton is one of the three towns that make up Torbay, renowned for its mild climate and sandy beaches.



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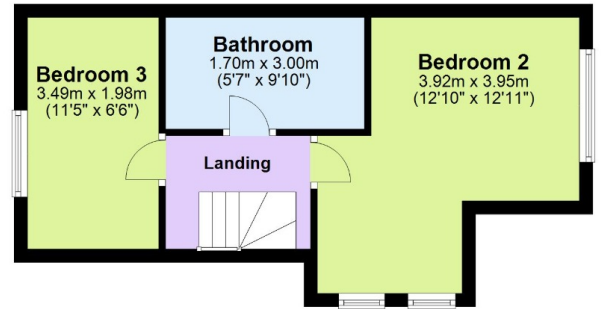
## Ground Floor

Approx. 94.8 sq. metres (1020.8 sq. feet)



## First Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



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