



*Our View "Fantastic Family Home with Sea View & Lots of Potential"*

- Fantastic Potential to Extend
- Detached Family Home
- Beautiful Sea Views
- Spacious Kitchen with Ample Storage
- Good Size Lounge
- Separate Dining Room
- Three Generous Bedrooms
- Enclosed Family Garden
- Driveway & Garage
- Close to Schools & Amenities

\*\*\* Guide Price £440,000 - £450,000 \*\*\*

Woods are delighted to offer this property to the market with NO ONWARD CHAIN. This detached house perfectly positioned in Preston and benefits from fantastic views out to sea and has huge amounts of potential to improve and extend (subject to relevant permissions). The ground floor accommodation comprises entrance hall, spacious lounge, dining room, generous kitchen, ample storage and ground floor cloakroom.

The first floor offers a shower room, separate WC, and three generous bedrooms, two of which benefit from stunning sea views. The front of the property has a paved garden area, off road parking, access to the garage and side passage to the rear garden.

Location - Preston sits between Paignton and Torquay, near to the historic Oldway Mansion. There are many fantastic beaches locally including Preston Sands, Hollacombe and Paignton Sands with its large green and iconic pier. Within the area are local amenities including independent and mainstream retailers, GP surgeries, eateries, public houses and easy access to public transport links including bus & train stations. Preston is also located only half a mile from Paignton Town centre and two and a half miles from Torquay Town centre with an array of amenities and attractions.

Accommodation - This nicely proportioned family home offers great potential to improve and extend (subject to relevant permission). Upon entry you find yourself in a good sized entrance hall with stairs rising to the first floor, under stairs storage and doors leading to the principal rooms.

The lounge is a generous sized room with lots of natural light, feature fireplace and double doors leading to the dining room, which offers ample space for dining furniture, French style doors that overlook the garden and a sliding door which leads to the kitchen.

The kitchen is a well proportioned room comprising base and wall mounted cupboards, roll top work surfaces with inset sink, drainer, mixer tap and five ring gas hob. Within the kitchen is a built-in eye-level oven and grill, space for a free-standing fridge freezer, ample storage cupboards and doors leading to the entrance hall, side passage way providing access to the garage and front of the property. To the rear of the garage is a cloakroom WC in addition to space and plumbing for washing machine and dryer.

The first floor is nicely appointed offering a shower room with walk-in shower and wash hand basin. There is a separate WC and three generous size bedrooms of which the two rear bedrooms benefit from fantastic sea views. From the landing there is potential to add a further bedroom and possible en-suite above the garage (subject to relevant permissions).

Step Outside - The front of the property offers a low maintenance paved garden with mature shrubs, flower beds, a driveway for one car which leads to the garage with an electric roller shutter door.

To the rear is a gorgeous family orientated garden offering a raised patio seating area with sea views and a large lawn with mature shrubs, hedging and trees.

Council Tax Band E for the period 01/04/2023 to 31/03/24 financial year is £2,606.68

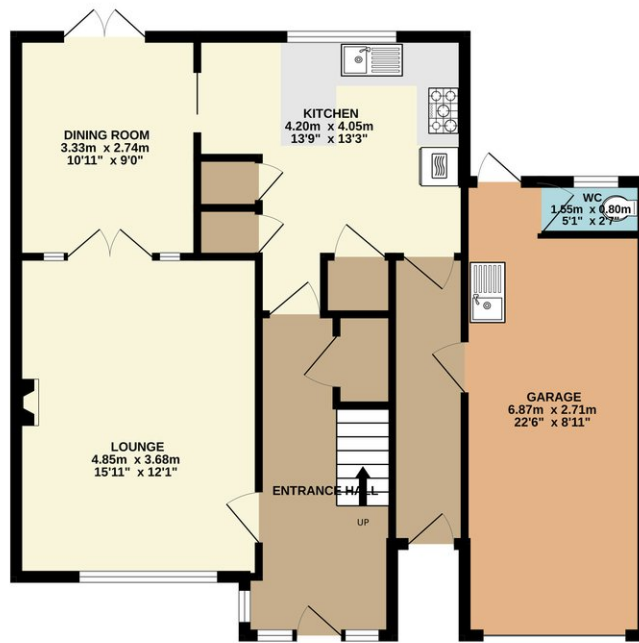


# Energy Efficiency Rating

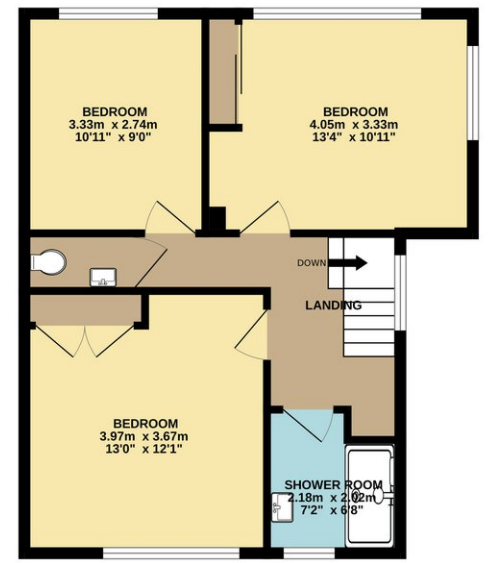
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



GROUND FLOOR  
75.4 sq.m. (812 sq.ft.) approx.



1ST FLOOR  
50.1 sq.m. (540 sq.ft.) approx.



TOTAL FLOOR AREA : 125.5 sq.m. (1351 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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**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Ref: WTW-20651862  
Tenure: Freehold  
01803 390000

Shorton Road, Preston, TQ3 2NA

Guide Price £440,000

woodshomes.co.uk