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WOODS
DISTINCTIVE HOMES

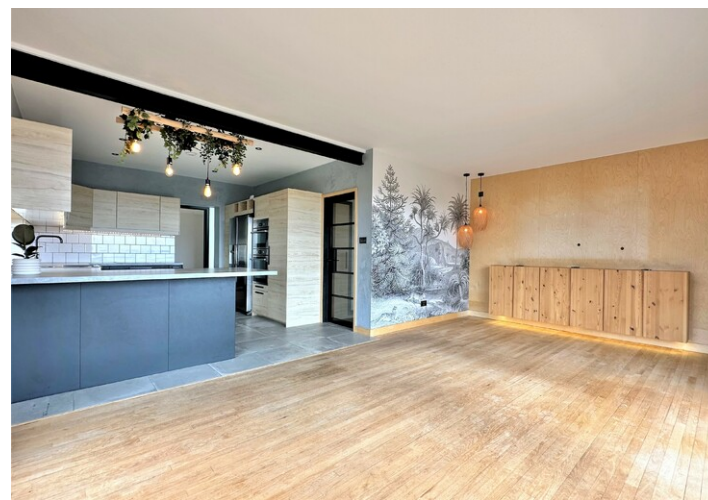
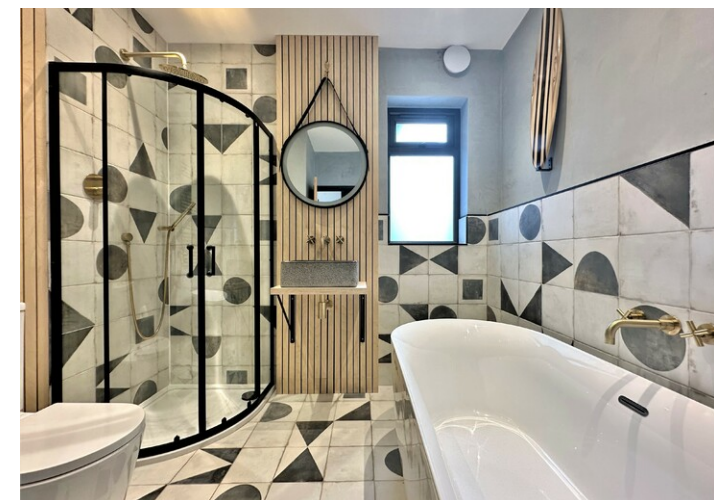
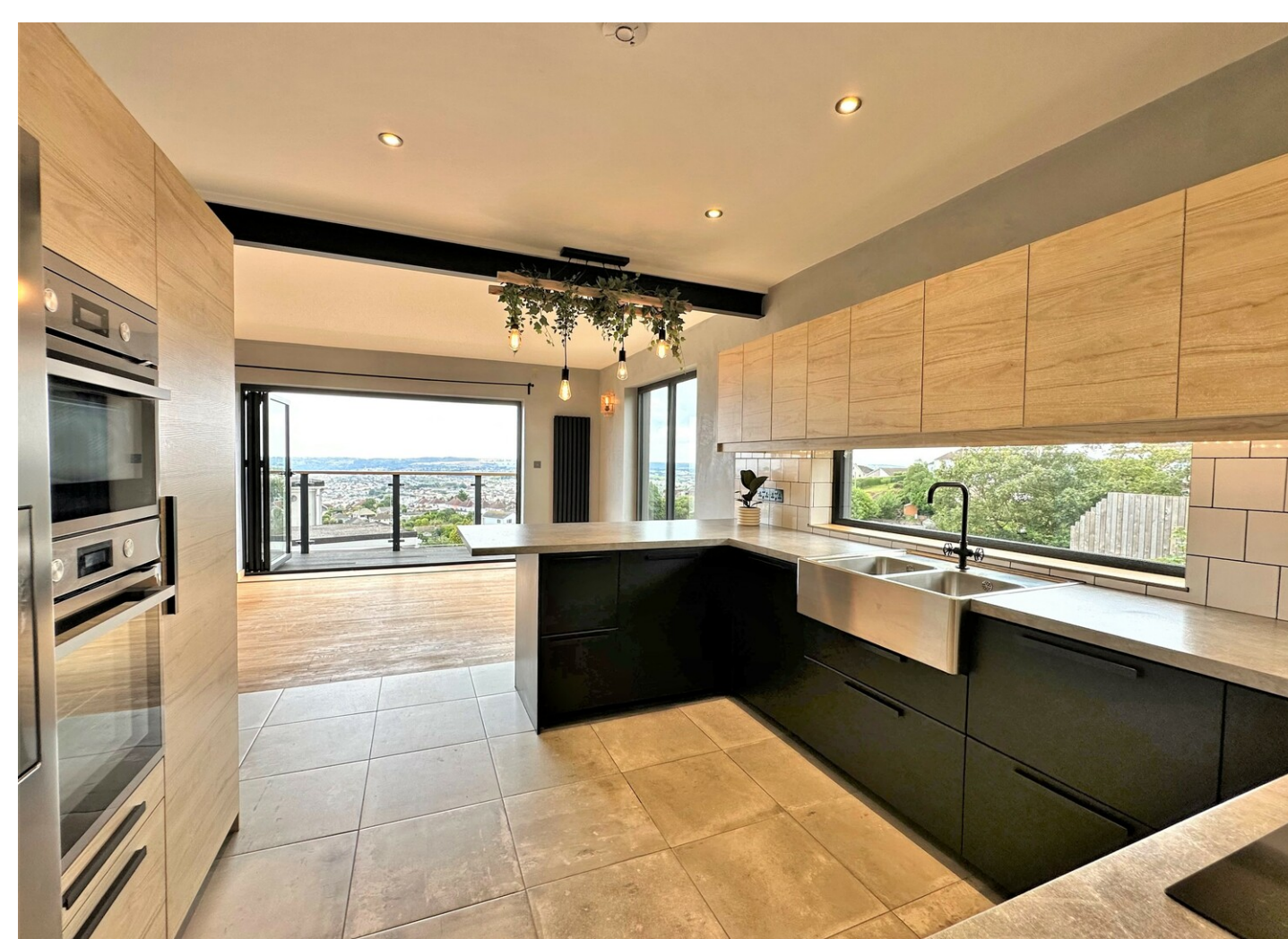
**4 Dolphin Crescent
Preston
Paignton
Devon
TQ3 1AE**

£450,000

A superb detached bungalow in Preston, finished to a high standard comprising a contemporary open plan living area, modern kitchen, four bedrooms (Master en-suite), family bathroom and stunning sea views across the bay to Berry Head.

- Spacious Detached Bungalow
- Contemporary Open Plan Living
- Modern Fitted Kitchen & Utility Room
- Balcony with Stunning Sea Views
- Stylish Four Piece Bathroom
- Four Bedrooms, (Master En-Suite)
- Generous Family Garden
- Driveway Parking
- Close to Amenities & Schools
- Highly Sought-After Location

Torbay Office
Woods Bryce Baker, 329 Torquay Road, Paignton,
Devon, TQ3 2EP
01803 390000



THE PROPERTY

Location - Preston sits between Paignton and Torquay near to the historic Oldway Mansion. There are a fantastic selection of nearby beaches 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 great public transport links including bus & train station at Paignton Town Centre and Torquay Train station. Preston is also located only half a mile from Paignton Town centre with an array of amenities and attractions.

Accommodation - This beautifully presented detached bungalow has been totally refurbished by the current owners and finished to a exceptional standard. This modern & contemporary home comprises a spacious entrance hallway with doors leading to bedroom four/office/playroom, a very useful utility room and to the kitchen. The flexible room which could be used as bedroom four/office or playroom is a generous room with lots of natural light flooding in from the dual aspect window and door which opens to the garden. The utility is an excellent use of space and includes base and wall mounted cupboards with concealed combi-boiler and space for a washing machine and drier.

The kitchen is a beautiful and very practical kitchen offering base and wall mounted cupboards stylish counter-top with inset double Belfast sink. Within the kitchen there is integrated appliances including induction hob, eye-level oven and combination microwave and convection oven and space for an American style fridge freezer.







From the kitchen the room opens to a delightful living/dining room which offers dual aspect outlook over the garden and out the balcony with phenomenal sea views over the bay, across to Berry Head.

The inner hall provides access to a further three bedrooms and a family bathroom. The master bedroom is a good size and benefits from a stylish En-Suite shower room with walk-in shower, closed coupled WC and vanity wash hand basin. The family bathroom offers a modern free-standing bath in addition to the corner shower, low level flush WC and vanity wash hand basin.

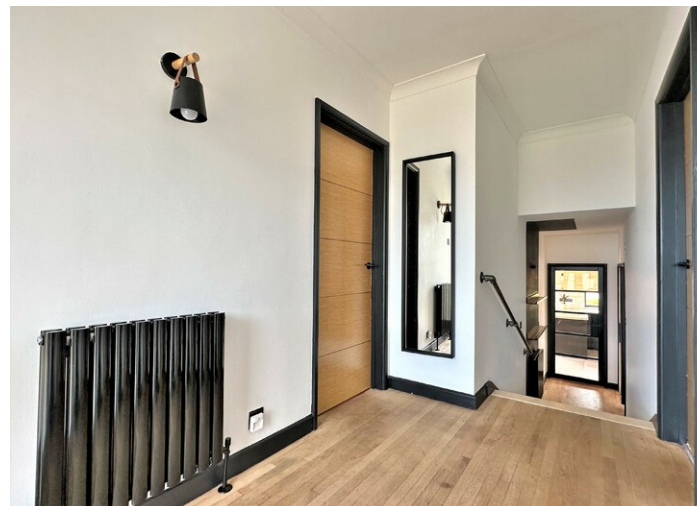
Step Outside - To the front of the property is driveway parking two vehicles and a garden mainly laid to lawn, bordered by mature plants, shrubs and bushes. Whilst to the rear is a spacious South-Westerly facing family garden with stunning views over the bay, as far as Berry Head in Brixham. The property also benefits from a large under house storage area which could be utilized into additional accommodation/annexing subject to the relevant permissions.

GENERAL INFORMATION

Tenure: Freehold

Council: Torbay Council

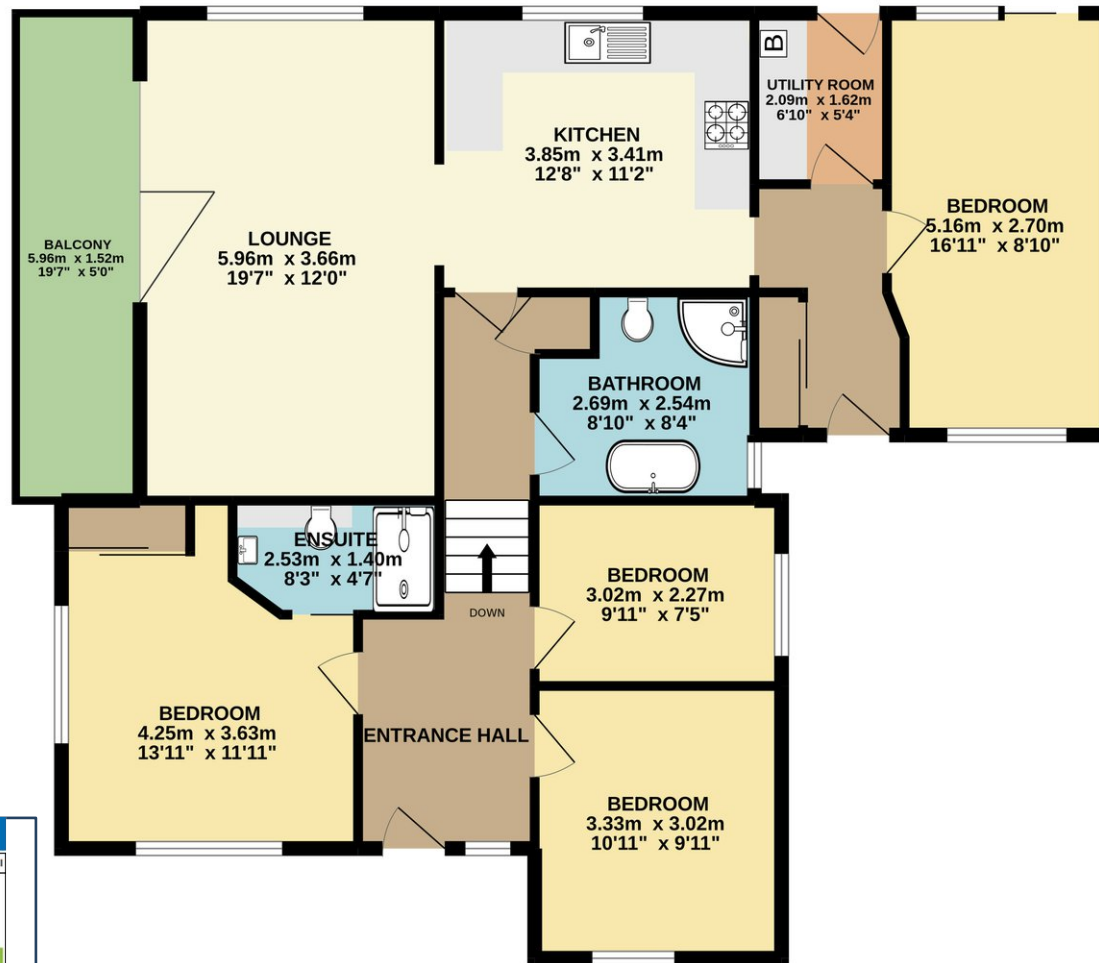
Council Tax Band D for the period 01/04/2023 to 31/03/2024 financial year is £2,132.74







ENTRANCE FLOOR
108.5 sq.m. (1168 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

TOTAL FLOOR AREA : 108.5 sq.m. (1168 sq.ft.) approx.
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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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