



- Spacious Family Home
- Ample Off Road Parking
- Spacious Living Room
- Large Kitchen/Diner
- Master Suite With Spectacular Sea Views
- Further Three Double Bedrooms
- Three Nicely Finished Bathrooms
- Home Office
- Large Utility (Former Garage)
- Delightful South Facing Garden

Our View "Fantastic Family Home"



Woods are delighted to offer to the market this spacious detached four bedroom, three bathroom home with sea views situated in Preston. Built in 1956, this home has been within the same family since 1966 and been much extended and improved by the owners.

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 - Set within one of the areas sought after roads, the property offers a nicely presented entrance hall with built-in storage for coats and shoes, a door to your left gives access to an office perfect home working. As the hallway leads through the property there are doors to a ground floor bathroom with panelled bath, corner shower, low level flush WC, vanity wash hand basin with storage beneath. The spacious living room is a well presented, light and airy room with feature fireplace, bay window over looking the garden and sea peeps.

The kitchen/diner is a generous size and offers base and wall mounted cupboards, roll top works surfaces with inset sink and drainer. Within the kitchen is an integrated electric hob with extractor hood over, eye level oven and space for an American style fridge/freezer. To the far end of the kitchen is a dining area which benefits from lovely views over the garden and distant sea views. In addition to this the ground floor accommodation includes a double bedroom/reception room and a large utility which was originally the garage.

The first floor offers a further four piece bathroom suite, two double bedrooms with sea views and the amazing master suite comprising a walk-in dressing room, en-suite shower room and breath-taking sea views across to Berry Head.

Step Outside - To the front, the property benefits from the convenience of an in and out block paved driveway and access to the rear garden. To the rear is a beautifully presented, South facing family garden which is mainly laid to lawn with the addition of a generous size summer house and two raised seating areas with sea views.

Property Information

Council Tax - Band C for the period 01/04/2023 to 31/03/24 financial year is £1,895.78



Energy Efficiency Rating

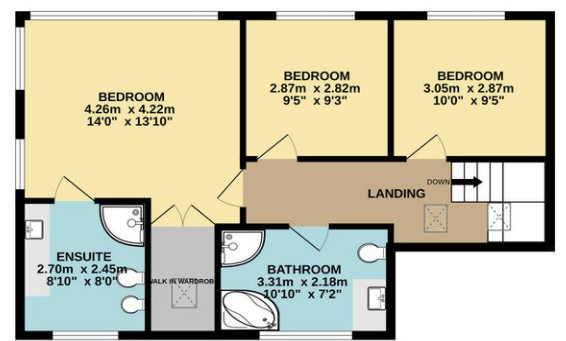
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR
113.3 sq.m. (1220 sq.ft.) approx.



1ST FLOOR
59.5 sq.m. (641 sq.ft.) approx.



TOTAL FLOOR AREA: 172.8 sq.m. (1860 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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Ref: WTW-61821421

Tenure: Freehold

01803 390000

Lammas Lane, Preston TQ3 2PX

Guide Price £600,000 - £625,000

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