



- 📍 Level Preston Location
- 📍 Four Bedroom Character Property
- 📍 Driveway Parking
- 📍 Level Gardens
- 📍 Spacious Accommodation
- 📍 Viewing Recommended
- 📍 Cul-De-Sac Location

Our View "A Superb character home in level Preston"



A spacious and well-presented four bedroom semi-detached house, in a quiet cul-de-sac in level Preston.

This well presented family home is a credit to the current vendors who have lived in the property for some 23 years, It offers a wonderful opportunity for a growing family to live in this popular location. The property boasts high ceilings and well proportioned rooms throughout.

Approached through an entrance porch leading into the good sized entrance hallway, with doors to the principle rooms and stairs to the first floor. The living room is large, with a feature fireplace and inset wood burning stove, bay window to the front aspect. The kitchen is spacious, with a matching range of wall and base units, with wide open hatch into the dining room creating a wonderful space to cook whilst still being able to interact with family and guests. The dining room is a good size, feature archway with french doors opening into the rear garden and ample space for a large dining table. There is a useful utility room off the kitchen with wall and base units and a door opening into the garden, a further door leads into the ground floor shower room. Whilst to the first floor the landing has built in cupboards and doors to the three double bedrooms and a single bedroom. The master bedroom has built in wardrobes and bay window with full width window seat, with storage under enjoying views towards the sea. Bedroom two also enjoys sea views towards

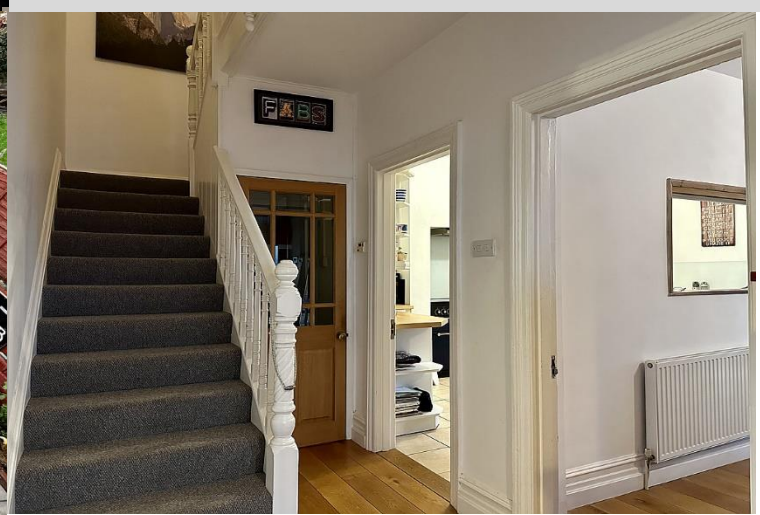


Paignton Pier. Bedroom four has a loft hatch giving access to the roof space (the loft space is a very good size, and subject to the necessary planning permissions and consents offers the opportunity to create additional living space). The family shower room is modern and has a double shower, low level wc, bidet, and sink inset into vanity unit with cupboard under.

Externally the property has driveway parking for 2-3 vehicles to the front of the property. To the side of the property there is access to the rear, and space for bin storage.

To the rear of the property the garden is a delight, being fully enclosed, with a large newly laid paved patio, providing a wonderful space to sit out, eat, relax and entertain, with two steps leading down to a level lawned area and a useful shed. The garden offers a variety of mature shrubs and bushes.

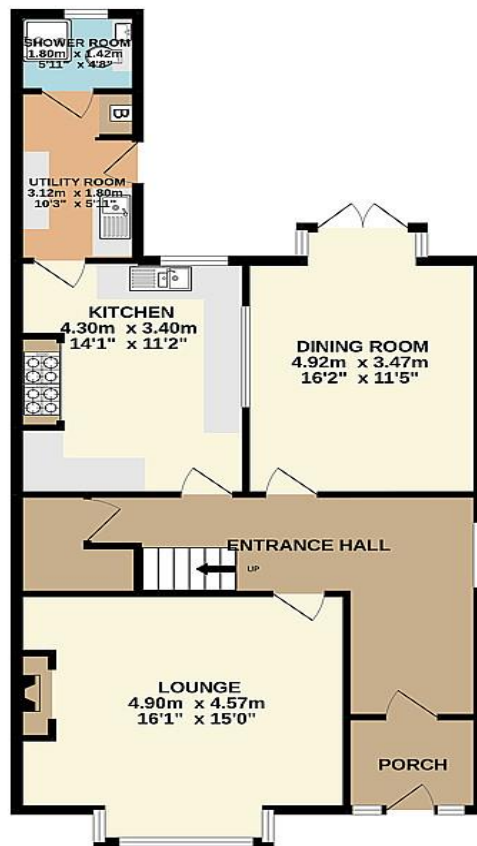
Post Office, Tesco, Doctors Surgery, Chemist & Hardware Store, Preston beach & Promenade are within easy reach.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
80.0 sq.m. (861 sq.ft.) approx.

1ST FLOOR
67.4 sq.m. (725 sq.ft.) approx.



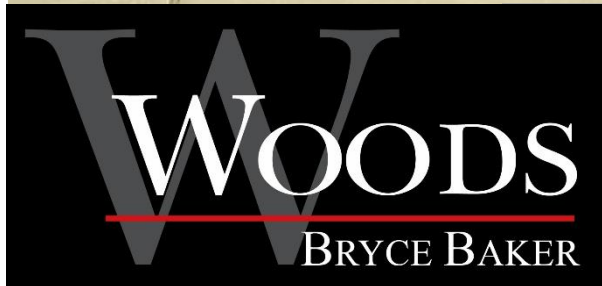
TOTAL FLOOR AREA: 147.4 sq.m. (1586 sq.ft.) approx.
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Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for 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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Tenure: Freehold
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£450,000
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