



- No Onward Chain
- Mid Terrace Cottage
- Two Receptions
- Fitted Kitchen
- Downstairs Cloakroom
- Three Double Bedrooms
- Family Bathroom & Master En-Suite
- Enclosed Rear Gardens
- Sea Views
- Moments from Amenities & Beaches

Our View "Great location level to beaches & amenities"



Woods are pleased to offer this deceptively spacious terraced house situated a popular cul-de-sac in Preston. The property offers two reception rooms, fitted kitchen, and cloakroom on the ground floor, two further bedrooms (master with jack and jill en-suite shower room) and a bathroom. The bathroom and rear bedroom benefit from sea views. In addition to this there is a further double bedroom situated in the converted loft which benefits from outstanding sea views. At the front of the property is a nice decked seating area, whilst to the rear is a lovely enclosed garden.

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 deceptively spacious home has been in the current ownership for many years and is offered to the market with no onward chain. Upon entry, you step into the entrance hall with stairs rising to the first floor and doors to the principal rooms. The lounge is a nice size and sunny room. The dining room is a generous room with feature fireplace, access to large under-stairs storage cupboard and door to the kitchen. The kitchen is nicely fitted comprising base and wall mounted cupboards, roll top work surfaces with inset sink and drainer. Within the kitchen is a built-in eye level oven and grill, four ring gas hob and space and plumbing for a washing machine, fridge freezer. From the kitchen doors lead to the garden and a cloakroom WC with low level flush WC and wash hand basin.

The first floor offers a family bathroom with corner bath (with sea peeps), pedestal wash hand basin and low level flush WC. In addition there are two double bedrooms with the master benefiting from an en-suite shower room. Stairs from the first floor lead to a further double bedroom in a converted loft which benefits from stunning sea views.

Step Outside - At the front of the property is a lovely decked seating area which benefits from sun all afternoon and evening. To the rear is a well proportioned and enclosed garden.

Agent Note: the property has a residents pedestrian right of way at the end of the garden.

Council Tax Band B for the period 01/04/2023 to 31/03/24 financial year is £1,575.65



Energy Efficiency Rating

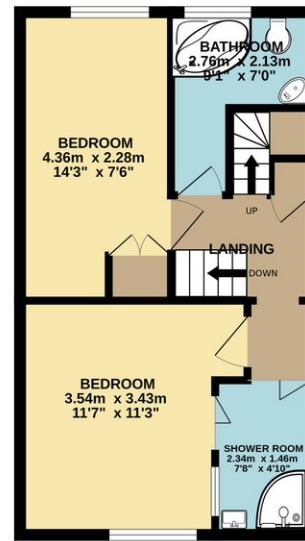
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



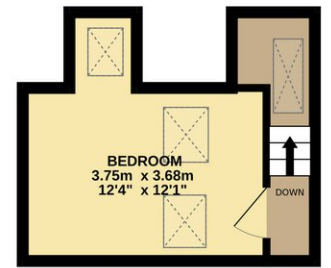
GROUND FLOOR
47.7 sq.m. (514 sq.ft.) approx.



1ST FLOOR
34.8 sq.m. (375 sq.ft.) approx.



2ND FLOOR
14.1 sq.m. (152 sq.ft.) approx.



TOTAL FLOOR AREA: 96.6 sq.m. (1040 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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WOODS

Ref: WTW-50126142

Tenure: Freehold

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Bay View, Preston, TQ3 2DL

Asking Price £289,950

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