







Taylors
sales & lettings

Guide Price £380,000 - £400,000

Duchy Drive, Preston,
Paignton, TQ3 1EW

A beautifully presented two bedroom detached bungalow located within the desirable location of Preston, Paignton. The property comprises of a spacious dining room, a large living room, a modern kitchen, a bright and airy sun room, two double bedrooms one of which benefits from an en-suite cloakroom, a contemporary four piece family bathroom, garage, off road parking and sunny rear gardens. The property is ideally situated within easy reach of local shops, bus links, Occombe farm and cafe, the ring road and more.





ENTRANCE A UPVC double glazed front door opens into the property.

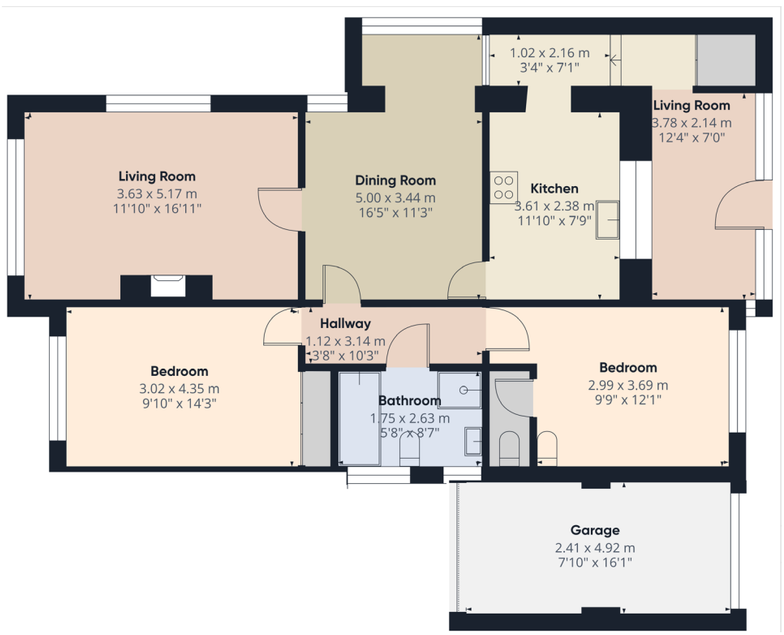
DINING ROOM A wonderfully spacious and light filled dining room, offering ample space for family dining and entertaining. The room benefits from UPVC double glazed windows, overhead lighting, two gas central heating radiators and doors leading through to the adjoining rooms.

LIVING ROOM A wonderfully spacious and light filled living room enjoying attractive, scenic woodland views. The room features a fireplace with potential for an electric fire, double aspect UPVC double glazed windows, allowing plenty of natural light to flow through, and two gas central heating radiators.

KITCHEN A beautifully modern, newly fitted kitchen comprising a comprehensive range of matching wall and base units, complemented by square edged work surfaces. Further features include a composite sink and drainer, together with a range of integrated appliances comprising an eye level electric oven with grill, induction hob with extractor hood above, integrated dishwasher and washing machine, and a fridge freezer. A large opening leads through to the sunroom, creating a lovely open connection between the two spaces. The kitchen also benefits from a gas central heating radiator.

SUNROOM A useful additional reception space, offering versatility as a further sitting area or a relaxing garden room. The room enjoys pleasant views over the rear garden and features UPVC double glazed windows, a UPVC double glazed door providing direct access onto the garden, and a gas central heating radiator.

BEDROOM ONE A wonderfully spacious master bedroom positioned to the front aspect of the property, enjoying attractive woodland views. The room further benefits from built in wardrobes, a UPVC double glazed window and a gas central heating radiator.



BEDROOM TWO A second generously proportioned double bedroom overlooking the sunny rear gardens, offering ample space for bedroom furnishings. The room also benefits from an adjoining en-suite cloakroom, fitted with a low level WC and wash hand basin. Within the bedroom is a UPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM A modern and contemporary family bathroom fitted with a low level WC, vanity wash hand basin with useful storage beneath, panelled bath and corner shower enclosure. The room is complemented by modern aqua panel wall coverings and further benefits from a UPVC obscure double glazed window and chrome heated towel rail.

OUTSIDE

REAR GARDEN The property enjoys beautifully maintained, south facing rear gardens, predominantly laid to patio for ease of maintenance and complemented by an attractive selection of mature shrubs and established planting. A timber decking area provides an additional space for outdoor seating and entertaining. The garden is particularly private and secluded, with mature conifer trees providing a pleasant degree of screening, creating an ideal setting for relaxing and enjoying the outdoors.

FRONT To the front of the property is a driveway allowing off road parking for three vehicles.

GARAGE A single garage fitted with a metal up and over door, offering useful storage space. Further features include overhead lighting, electrical points, the property's meters and solar panel system.

AGENT'S NOTE Please note that the property also benefits from solar panels which are leased, which can help reduce household energy costs.

Address 'Duchy Drive, Preston, Paignton, TQ3 1EW'

Tenure 'Freehold'

Council Tax Band '

EPC Rating '81 B'