



Connells

Duchy Avenue
Preston Paignton



Property Description

Beautifully presented detached bungalow in the sought after area of Preston. Set on a level plot and within close proximity to the parade of shops on Preston Down Road.

The property is ready to move into and offers two double bedrooms, two reception rooms, lovely conservatory, modern shower room and a stylish kitchen.

The property benefits from well maintained front and rear gardens, driveway parking and a garage.

Viewing comes highly recommended.

Entrance Porch

Light point, uPVC double glazed windows to front and side, uPVC obscure glazed door into

Entrance Hall

Irregular shape, ceiling smoke detector, coved ceiling with light point, hatch to loft space, gas fired central heated radiator, storage cupboard housing shelving, door to

Lounge

18' 8" x 12' 7" max (5.69m x 3.84m max)

Coved ceiling with inset spotlights, triple aspect with uPVC double glazed windows to the front and side aspects, two gas fired central heated radiators, fireplace with inset electric fire, marble effect surround with mantle and hearth.

Kitchen

9' 9" plus door recess x 8' 11" (2.97m plus door recess x 2.72m)

Inset spotlights, uPVC double glazed doors to conservatory, fitted kitchen comprising base and wall units with high gloss finish, soft close fittings and under unit lighting, inset bowl sink and drainer with mixer tap over, tiled surrounds, integrated double electric oven, four ring induction hob with canopy hood above space for dishwasher, wall mounted combination boiler and laminate flooring.

Conservatory

15' 1" x 10' 5" (4.60m x 3.17m)

Pitched polycarbonate roof with light points and ceiling fan, uPVC double glazed windows to three sides, double doors opening onto the rear garden, two gas central heated radiators, tv connection point, telephone point, fitted storage and laminate flooring.

Bedroom One

12' 10" x 11' 4" (3.91m x 3.45m)

Coved ceiling with light point, uPVC double glazed window to the front aspect, gas central heated radiator, fitted wardrobes to one wall with sliding mirror front doors with internal heaters and tv connection point.

Bedroom Two

10' 11" max x 10' 2" max (3.33m max x 3.10m max)

Coved ceiling with light point, uPVC double glazed window to rear aspect, gas fired central heated radiator, fitted wardrobes with sliding doors, tv and telephone point, USB connection points and door to

En-suite

4' 11" x 1' 11" (1.50m x 0.58m)

Inset spotlights, extractor fan, vanity unit with inset wash hand basin with mixer tap over, closed coupled wc, strip light and shaver socket.

Utility

9' 8" max x 7' 3" (2.95m max x 2.21m)

Strip light, uPVC window to the rear, base unit with inset stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine and fridge freezer.

Outside

Front Garden

To the front of the property is a well maintained garden planted with a variety of plants and shrubs with concrete pathway leading to the front door. To the front of the property a driveway provides ample off road parking for several vehicles and leads to the

Garage

19' 8" x 8' 2" (5.99m x 2.49m)

Up and over door, light point, power point, electric meter and consumer unit, gas meter, access to further under house store with light point, (limited head height) and cold water tap, opening into

Rear Garden

The rear garden is accessed from the conservatory onto a paved patio with further patio and seating area to the side and rear access into the garage. The remainder of the garden is laid to lawn with planting/flowerbed borders enclosed by timber fencing, hedgerow with timber summerhouse to one corner, central raised fishpond, timber shed and greenhouse, outside lights, outside tap and gated side access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/PGN310107



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