



162 Southfield Avenue



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Preston, Paignton, TQ3 1JX

Exeter 24 miles Dartmouth 9 miles Totnes 7 miles

A Stylish detached home with open-plan living, vaulted ceiling, bi-fold doors, landscaped garden & sea views.

- Fully renovated Detached home
- Tiered rear garden with sea views
- Off-road parking & integral garage
- Open-plan living with vaulted ceiling
- Bi-fold doors opening onto landscaped garden
- Contemporary kitchen with solid oak worktops
- Four bedrooms, including en-suite
- Freehold
- EPC: D
- Council Tax Band: D

£485,000

This property has been comprehensively upgraded and extended by the current owner, resulting in a stylish and generously proportioned home perfectly suited to modern lifestyles. The welcoming entrance hallway provides access to three well-sized bedrooms and a contemporary family bathroom, while also leading through to the main living area and down to the lower ground floor.

A standout feature of the home is the spacious open-plan kitchen, dining, and living space. Designed with both comfort and entertaining in mind, this bright and airy room showcases a striking vaulted ceiling with three electrically operated Velux windows, allowing natural light to pour in throughout the day. Bi-fold doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen itself is finished to a high standard, fitted with integrated appliances and complemented by solid oak worktops.

Additional accommodation on the lower level adds further versatility, including a useful utility room and an additional bedroom with its own en-suite, ideal for guests or independent living. Outside, the property offers off-road parking, an integral garage, and a beautifully landscaped tiered garden designed for low maintenance. From the upper sections, there are delightful sea views stretching towards Berry Head, creating a perfect setting to relax and unwind.

Located in the sought-after residential area of Preston, this attractive detached home benefits from excellent transport links. The vibrant centre of Preston is just a short distance away, offering a variety of shops, everyday conveniences, a doctor's surgery, and a sub post office. Frequent bus services further enhance accessibility to neighbouring towns including Paignton, Torquay, and Newton Abbot.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



GROUND FLOOR
44.9 sq.m. (473 sq.ft.) approx.

ENTRANCE FLOOR
95.9 sq.m. (1037 sq.ft.) approx.

TOTAL FLOOR AREA: 140.8 sq.m. (1510 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans and area measurements, the floorplans, photos and all other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. You need to visit the property yourself and check the area in person, with prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made regarding their efficiency or condition.
Mark and Angela STAGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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