

## *The Accommodation*

- ENTRANCE PORCH & SPACIOUS ENTRANCE HALLWAY
- LOUNGE/DINING ROOM WITH BALCONY ENJOYING SEA & WOODLAND VIEWS
- 2 BEDROOMS
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED OVEN & HOB
- BATHROOM & SEPARATE WC
- TWO LOFT ROOMS ON FIRST FLOOR
- CLOAKROOM ON FIRST FLOOR
- OIL FIRED CENTRAL HEATING & PVCU DOUBLE GLAZING
- DRIVEWAY & GARAGE
- FRONT GARDEN & SOUTH FACING REAR GARDEN
- UNDERHOUSE STORAGE
- POPULAR RESIDENTIAL AREA DBN4998



## *Brief Description*

Situated in the popular residential area of Preston, in Sandringham Drive, which is conveniently situated for the Torbay ring road and new Devon link road, with access to the nearby towns and villages and to the M5 and Exeter. The bungalow is just on the outskirts of the busy suburb of Preston, with its shops and amenities, including Tesco, Sainsburys, sub-post office and doctors' surgery. There is also a local parade of shops nearby, which includes a convenience store, post office, hairdresser, veterinary practice and fish & chip shop. A bus route is conveniently located nearby.

This deceptively spacious detached bungalow is offered for sale in good decorative order and should be viewed internally to appreciate the accommodation on offer which briefly comprises, entrance porch, leading into spacious entrance hallway, lounge/dining room with patio doors leading out to a balcony enjoying sea and woodland views and a southerly aspect, kitchen/breakfast room with integrated oven and hob, 2 bedrooms and bathroom and separate w.c. on the ground floor. On the first floor, are 2 loft rooms, one of which is currently utilised as a bedroom, and a separate cloakroom. There is oil fired central heating, PVCu double glazing, a driveway and single garage. The bungalow benefits from gardens to the front and rear, with the rear garden offering a sunny aspect being south facing, laid partly to lawn and partly to a patio area with inset fish pond and being extremely private. In addition, there is a useful underhouse storage room.



*SPACIOUS DETACHED 2  
BEDROOM BUNGALOW WITH  
ADDITIONAL LOFT ROOM AND  
ENJOYING SEA VIEW, IN THE  
POPULAR RESIDENTIAL AREA  
OF PRESTON*





# Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
33	75

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GROUND FLOOR

1ST FLOOR

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# REAR OF THE PROPERTY

# WOODS

## BRYCE BAKER

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£340,000

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