

The Accommodation

- ENTRANCE HALLWAY
- LOUNGE
- CONSERVATORY
- DINING ROOM
- DOWNSTAIRS CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- 4 BEDROOMS
- FAMILY BATH/SHOWER ROOM & WC
- GAS CENTRAL HEATING WITH NEW BOILER OCT 2016
- PVCU DOUBLE GLAZING
- FRONT, SIDE & REAR SECLUDED GARDENS
- OFF-ROAD PARKING FOR 3/4 VEHICLES
- GOOD SIZE SINGLE GARAGE
- POPULAR LEVEL LOCATION IN PRESTON

DBN4443



Brief Description

Situated in the ideal location of Preston, being extremely well placed for local shops, including Sainsburys, Tesco, doctors' surgery and a variety of local shops, restaurants and public houses. The property is also a level walk to both Preston and Paignton Sea Fronts, with their beaches and promenades.

This charming character property, which we believe dates back to the early 1900's, offers a unique opportunity to acquire a detached house set in extremely private gardens, accessed from double wooden gates.

The accommodation comprises entrance hallway, lounge, separate dining room, conservatory, downstairs cloakroom and kitchen/breakfast room.

There are 4 bedrooms and a family bathroom/shower room & w.c. The property has had a new combination boiler fitted in October 2016 and has gas central heating and PVCu double glazing. There are gardens to the front and side with a courtyard area offering off-road parking for 3/4 vehicles and a small rear garden. The property also benefits from having a good size garage.

An internal viewing is highly recommended.



**A CHARMING DETACHED
4 BEDROOM CHARACTER
PROPERTY IN POPULAR
LEVEL PRESTON, CLOSE TO
LOCAL SHOPS AND BUS
ROUTE**



Energy Efficiency Rating

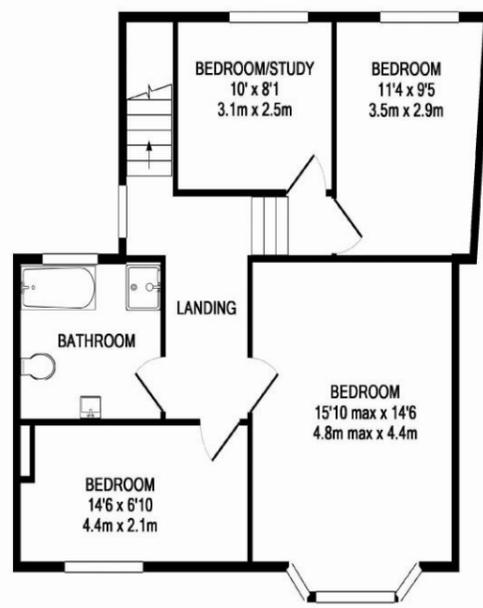
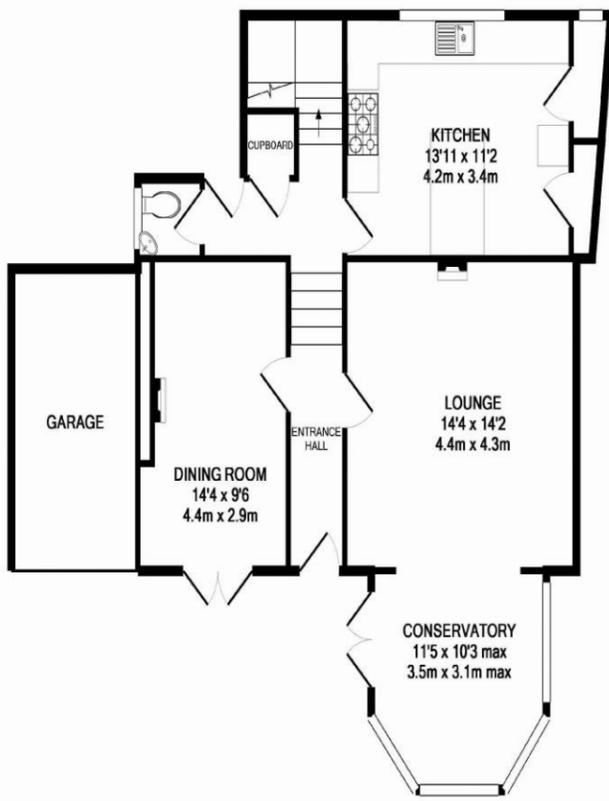
| Band | Score Range | Current | Potential |
|------|-------------|---------|-----------|
| A | (92 plus) | | |
| B | (81-91) | | |
| C | (69-80) | | 80 |
| D | (55-68) | | |
| E | (39-54) | 52 | |
| F | (21-38) | | |
| G | (1-20) | | |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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