

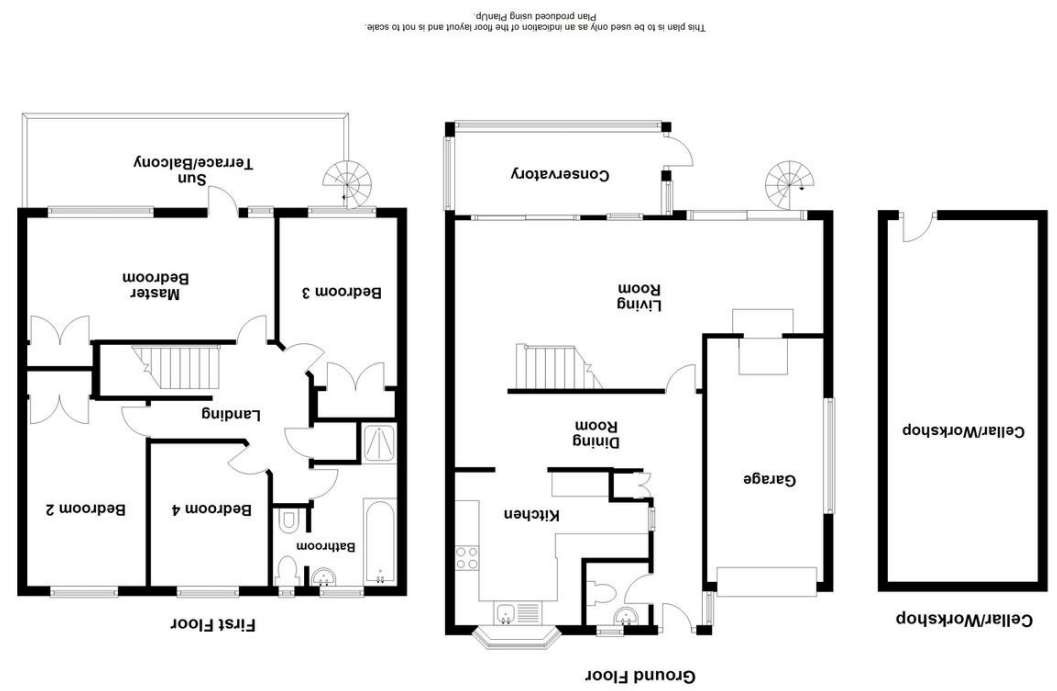


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ZENITH, 23 WINDMILL AVENUE, PRESTON, PAIGNTON, TQ3 1BS **£315,000**
FREEHOLD

Located in a tucked away position in the desirable area of Preston this Family Home enjoys wonderful SEA VIEWS from the rear elevations. Accommodation comprises 4 Bedrooms (Master with Glorious Sun Terrace having Sea Views, 2 Receptions, Conservatory, Kitchen, Bathroom Cloakroom and Cellar/Workshop. Benefits include Gas Central Heating and Double Glazing. Outside to the front there is driveway Parking for 4 plus Cars an integral Garage. To the rear are sunny, level enclosed lawned Gardens. Though in need of some modernising well worthy of an internal viewing. NO ONWARDS CHAIN!!



Family Home | Sought After Preston |
Glorious Sea Views | 4 Bedrooms (1
with Sun Terrace) | 2 Receptions |
Conservatory | Gas Central Heating |
Double Glazing | Garage, Gardens &
Parking | Some Modernising Required



BEDROOM 4

10' 5" x 7' 8" (3.18m x 2.34m) Coved ceiling. UPVC double glazed window overlooking the front of the property with views across towards Ocombe Woods. Central heating radiator.

BATHROOM

11' 1" Max x 7' 5" (3.38m x 2.26m) Coved ceiling. Downlighters. Obscure UPVC double glazed windows to the front of the property. Suite comprising wash hand basin, bath, WC and bidet. Recessed shower cubicle with fitted mixer shower. Wainscoting to dado height. Medicine cabinet.

CELLAR ROOM/WORKSHOP

26' 2" x 10' 2" (7.98m x 3.1m) Steps down from the garden. Obscure glazed wooden door. Useful work bench. Power and light. Raised area offering useful storage.

OUTSIDE

To the front of the property there is a garden laid to lawn with a driveway giving Parking for up to 4 cars leading to the garage. Flower borders, hedging and timber fencing. To the rear there is a patio area leading to nice sized garden laid to lawns with borders, timber fencing and screen block walling most enjoying some Sea views. Spiral staircase to the Sun Terrace. Gated access to the front of the property.

ACCOMMODATION

Timber front door with etched glazed inserts. Leads to :-

ENTRANCE HALL

Textured ceiling. Downlighters. Central heating radiator. Built in cupboard. Doorbell chime.

CLOAKROOM

4' 4" x 3' 4" (1.32m x 1.02m) Textured ceiling. Downlighter. Obscure glazed circular window to the front of the property.

DINING ROOM

15' 5" x 7' 1" (4.7m x 2.16m) Opens through to both Living room and Kitchen. Coved and textured ceiling. Central heating radiator. Door to the integral Garage.

KITCHEN

10' 7" Max x 9' 9" (3.23m x 2.97m) An unusually shaped room. Bowed double glazed window overlooking the front of the property. Extensive range of wall and floor mounted units with work surfaces. Integrated gas hob with cooker hood over. Eye level double oven set within tower unit. Double drainer stainless steel sink with mixer tap and pull out spray attachment. Space for further appliance. Sky light. Central heating programmer.

LIVING ROOM

23' 10" Max x 12' 4" Narrowing (7.26m x 3.76m) Coved and textured ceiling. Living flame effect focal point fireplace. Fitted multi fuel log burner. Two sliding double glazed patio doors looking out over the rear gardens and out over rooftops into Torbay and the Sea beyond. Stained and leaded window into the Conservatory. Central heating radiator. Staircase to the first floor.

INTEGRAL GARAGE

16' 4" Max x 8' 3" (4.98m x 2.51m) Up and over door. UPVC double glazed window to the side of the property. Fuse box. Single drainer sink set within work surface with plumbing and drainage for washing machine below. Further storage. Wall mounted boiler. Useful shelving. Power points. Water.

AGENTS NOTES

Council Tax Band C. Water meter.

CONSERVATORY

14' 1" x 5' 8" (4.29m x 1.73m) Fully glazed with views down across Paignton into Torbay and the Sea. Wall mounted heater. Doors out into the Garden and the Living Room. Power points. Laminated flooring.

LANDING

Access to loft space. Airing cupboard with factory lagged cylinder and shelving for linens. Doors to :-

BEDROOM 1

15' 6" x 9' 0" (4.72m x 2.74m) Coved ceiling. UPVC double glazed windows and door leading to the sun terrace offering PANORAMIC SEA VIEWS out into Torbay and Berry Head in the distance. Central heating radiator. Built-in wardrobe.

SUN TERRACE

18' 8" x 6' 5" (5.69m x 1.96m) Glorious PANORAMIC SEA VIEWS out into Torbay stretching towards Brixham and Berry Head in the distance. Wooden balustrading and decking. Spiral staircase down to the rear gardens.

BEDROOM 2

13' 5" x 8' 1" (4.09m x 2.46m) UPVC double glazed window overlooking the front of the property and out across to Ocombe Woods. Built-in wardrobe. Central heating radiator.

BEDROOM 3

12' x 8' (3.66m x 2.44m) Coved ceiling. UPVC double glazed window OFFER PANORAMIC SEA VIEWS OUT ACROSS TORBAY TOWARDS BRIXHAM AND BERRY HEAD in the distance. Central heating radiator. Built-in double wardrobe.



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