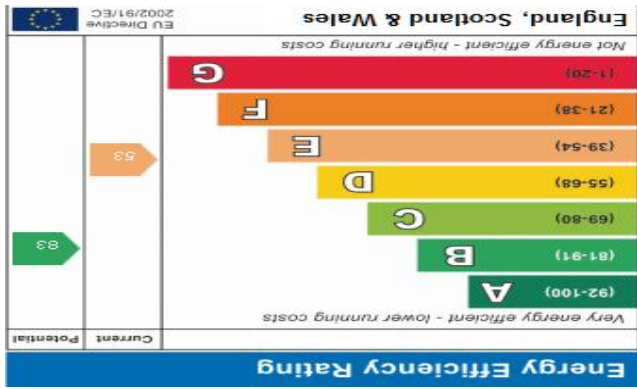




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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33 DUCHY AVENUE
PRESTON, PAIGNTON, TQ3 1ER

£389,950
FREEHOLD

Situated in sought after location, fully refurbished Bungalow Detached Home which certainly is a credit to the present owners. The accommodation comprises living room, refitted Kitchen, 2 Double bedrooms, refitted bathroom and large hallway. Benefits include gas central heating and double glazing. Outside there are level, well maintained, gardens to the front and rear. Driveway and a single integral garage. Scope to extend and go upwards as nearby properties have done (subject to planning permission) CHAIN FREE VIEWING ESSENTIAL!!



DUCHY AVENUE

Extensively Refurbished |

Detached Bungalow in a Level Location

| CHAIN FREE | 2 Double Bedrooms |

Living Room | Gas Central Heating |

Double Glazing | Level Gardens |

Garage & Driveway | Viewing Essential



BATHROOM

8' 0" x 5' 4" (2.44m x 1.63m) LED downlighters. Two UPVC obscure double glazed windows to the side of the property. Recently refitted suite featuring basin set within a useful vanity unit, bath with electric shower, glazed shower screen, low level WC. Heated towel radiator. Part tiled walls. Wood effect flooring.

OUTSIDE

Set centrally on its own level plot. To the front there are level, lawned gardens which extend around to the side with shrubberies and being enclosed by dwarf brick walling. Concreted driveway and paths leading up to the front of the property and around the sides to the rear. To the rear there is a sunny patio area with space for rotary line this leads out onto the good sized, southerly facing, level lawned rear gardens enclosed by a mixture of rendered block walling and timber fencing. Borders and shrubberies.

INTEGRAL GARAGE

16' 0" x 9' 0" (4.88m x 2.74m) Metal up and over door. Power and light. Electric circuit breaker box. Electric and gas meters. Tap. Smoke alarm. High level window to the side.

ACCOMMODATION

5' 10" x 5' 8" (1.78m x 1.73m) Newly fitted composite front door with matching double glazed

side panel. Two built-in cupboards one with power and plumbing for a washing machine. Further obscure double glazed door with matching glazed side panel leads into :-

SPACIOUS HALLWAY

Coved ceiling. Open plan through to Living Room. Built-in linen cupboard. Smoke alarm. Access to the spacious loft with pull down ladder.

A PARTITIONED AREA 9' 2" x 7' 6" (2.8m x 2.3m) Limited headroom. Double glazed window to front. Door to the larger loft area. The whole loft area could be converted into extra accommodation (which neighbours have done and subject to planning permission etc.)

LIVING ROOM

21' 6" x 14' 0" (6.55m x 4.27m) Coved ceiling. LED downlighters. Focal point polished stone fireplace with fitted living flame effect electric fire. Double glazed windows to the front side and rear of the property. Uplighters. Remote thermostat. Two central heating radiators with thermostatic controls. Leads through to :-

KITCHEN

9' 10" x 8' 6" (3m x 2.59m) LED downlighters. An extensive range of recently fitted range of wall and floor mounted units with roll edge worktops and subway tiled surrounds. One and a quarter bowl stainless steel sink and drainer with mixer tap over. Glazed display cabinets. Space and plumbing for fridge. Fitted stainless steel oven and hob with stainless steel cooker hood over. Breakfast bar. UPVC double glazed door and window leading to and looking over the side of the property.

BEDROOM 1

13' 0" x 10' 0" (3.96m x 3.05m) UPVC double glazed window overlooking the rear of the property and having glimpses of the sea in the distance. Central heating radiator with thermostatic control.

BEDROOM 2

11' 0" x 10' 0" Plus depth of wardrobes (3.35m x 3.05m) UPVC double glazed window overlooking the rear of the property. Central heating radiator with thermostatic control. Built-in sliding door fronted wardrobes with hanging rails and useful shelving.

DUCHY AVENUE

