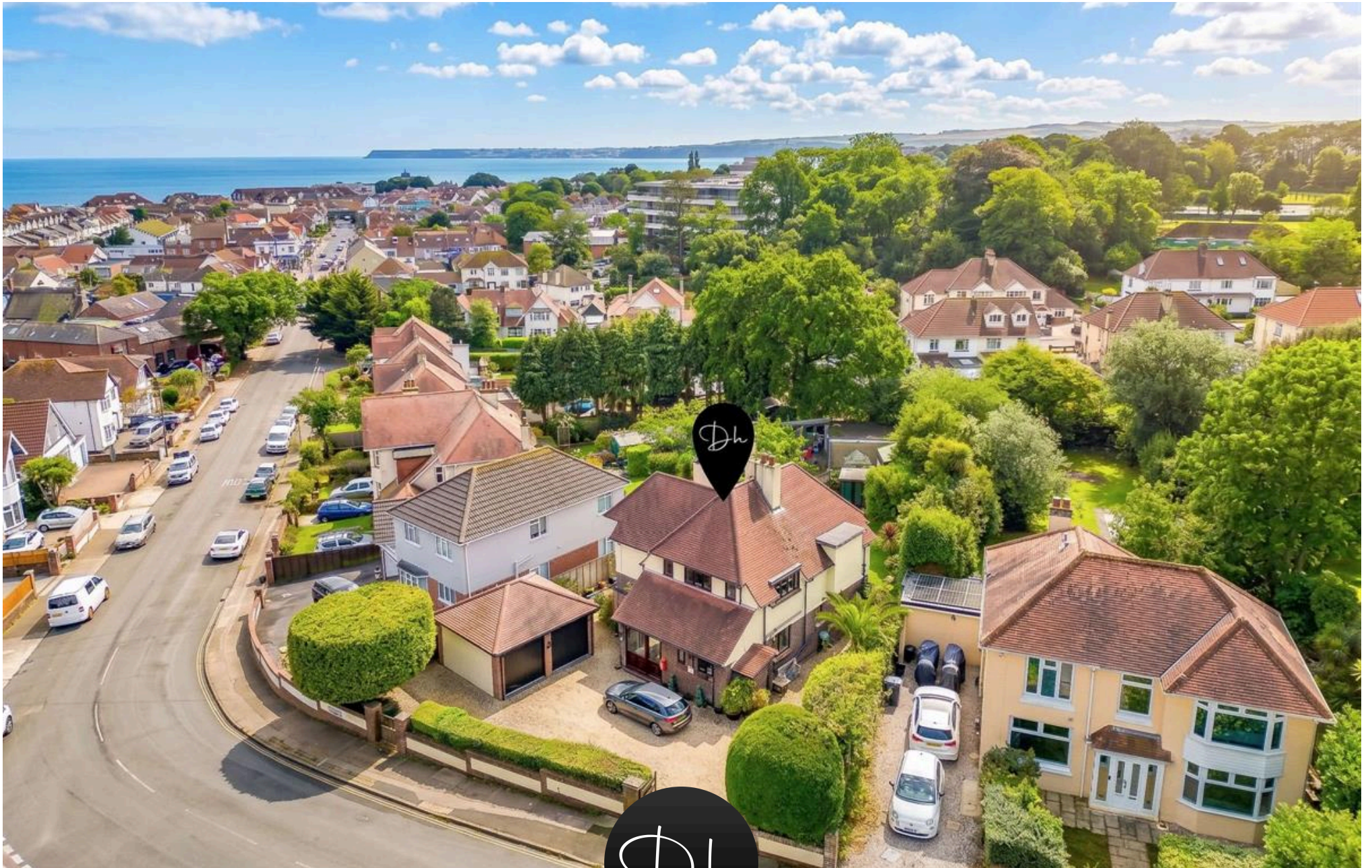


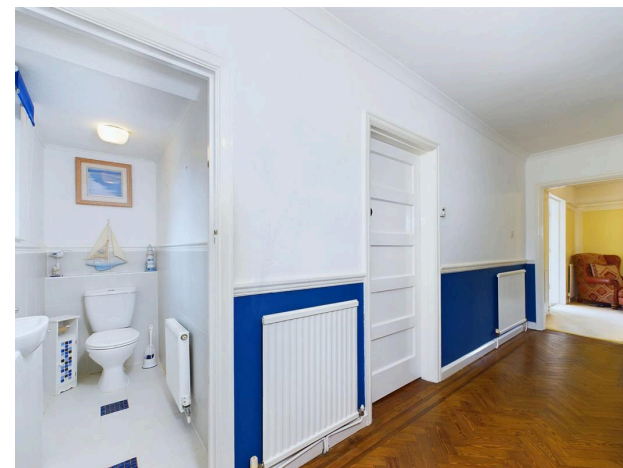


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SUMMARY

| No Onward Chain | Driveway & Detached Double Garage | Well-Maintained Rear Garden | Three Reception Rooms | Modern Kitchen & Separate Utility | Dedicated Study | Sought-After Preston Location Near Seafront & Amenities



Visit our website for the current price:

www.danielhobbin.uk/P-RS0606/

Address: Southfield Avenue, Preston, Paignton, TQ3 1LJ

Property type: Detached House

Tenure: Freehold

Council tax band: E

EPC: C

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Parking: ✓

Garden: ✓



Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.



**After your viewing,
how did we do?**

We'd love to hear about your experience with us.

Scan to leave a Google review.



Open your camera & scan

DESCRIPTION

A substantial detached residence, offering flexible three/four-bedroom accommodation, situated on the level within a short stroll of Preston High Street and the picturesque seafront. This impressive home presents generous frontage with an extensive driveway providing ample off-road parking, complemented by a detached double garage.

The property is set within sizeable grounds, enjoying a well-maintained rear garden complete with a summer house, and patio areas to either side, accessible directly from both the sun room and the kitchen. Internally, the ground floor comprises three versatile reception rooms (the dining room could be used as a fourth bedroom), a modern kitchen, and a separate utility space, ideal for contemporary family living.

On the first floor, there are three spacious double bedrooms, a dedicated office/study, a sleek and contemporary shower room, and an additional WC,

creating a practical and well-balanced layout suited to a variety of lifestyles.

Nestled in the sought-after residential area of Preston, Paignton, this substantial home enjoys local amenities and excellent connectivity. Just a stone's throw from your doorstep, you'll find Sainsbury's Local and Tesco Express, ensuring everyday essentials are always within easy reach. For commuters and explorers alike, Paignton Train Station and nearby bus routes provide seamless transport options, while the South Devon Highway allows quick access to Exeter and the A380 corridor.

Families are well-catered for, with several reputable schools located within a mile of the property. Notably, Oldway Primary School, renowned for its 'Outstanding' Ofsted rating, lies just 0.4 miles away, making it ideal for those with young children. Beyond practicality, the location offers a wealth of leisure activities. A gentle, level walk leads to Paignton's seafront, home to popular

attractions such as Splashdown Water Park, the VUE cinema, the family-friendly Geo-play park, and the highly regarded Paignton Zoo, creating the perfect blend of lifestyle and convenience.

Council Tax Band: E (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband options available at the property include:

* Standard broadband (16Mbps download, 1Mbps upload).

* Superfast broadband (80Mbps download, 20Mbps upload).

* Ultrafast broadband (1800Mbps download, 220Mbps upload).

The Approach: Nestled in the heart of Preston Paignton, this substantial detached home immediately impresses as you approach via the large gravelled driveway, offering ample parking for multiple vehicles. A set of electric roller doors opens into the double garage, providing secure storage or additional parking space. To the side, a gated block-paved area offers further versatility, ideal for extra parking, trailers, or even boat storage. The home's attractive exterior, with its pretty bay windows and mature frontage, sets a welcoming tone. Step through the double-glazed front door into a light-filled porch, flowing into the spacious reception hallway with classical dado rails and coving, creating a warm first impression. There is a convenient cloakroom on the ground floor, complete with WC and washbasin.

Main Living & Entertaining Spaces: This property offers versatile living spaces designed for modern family life. The generously proportioned living room features a striking log burner set within a decorative fireplace—ideal for cosy evenings in. Double doors open into a

delightful sunroom bathed in natural light from the surrounding windows and providing direct access to the garden—perfect for morning coffee or entertaining friends. The well-appointed kitchen/breakfast room combines style with practicality, offering fitted units, work surfaces, a range-style cooker, and an integrated fridge/freezer. Adjacent, the utility room provides additional storage and laundry facilities, keeping the kitchen clutter-free. The formal dining room, with its charming bay window, can easily be transformed into a fourth bedroom, offering flexibility for family needs or guest accommodation.

Well-Appointed Bedrooms and Bathrooms: Upstairs, the first floor unfolds onto a spacious landing with loft access and eaves storage, leading to three well-sized double bedrooms and a dedicated office/studio—ideal for remote work or quiet reading. The master bedroom enjoys fitted wardrobes, a wash hand basin, and a private shower cubicle for added convenience. Bedroom two is bright and airy, with dual aspect windows framing pleasant views. Bedroom three features its own wash

hand basin, bay window, and an elegant fireplace—adding to the home's character. The family bathroom is stylishly equipped with a modern shower cubicle, his and hers wash basins set within vanity units, tasteful tiling, and a backlit mirror for a contemporary finish. A separate WC with wash hand basin ensures practicality for busy mornings.

Well-Proportioned Garden Spaces: Step outside into the peaceful rear garden—a private escape designed for relaxation or entertaining. Adorned with mature decorative plants and shrubs, the space offers year-round colour and interest. A charming summer house provides a tranquil retreat or an ideal spot for hobbies, reading, or enjoying an evening glass of wine. The garden's thoughtful design offers both lawned and paved areas, creating flexible spaces for al fresco dining, children's play, or simply soaking up the coastal sunshine. The secure side gate provides easy access to the front driveway and garage, ensuring convenience and privacy. This well-balanced outdoor space perfectly complements the home's inviting interior.



Ground floor



Floor 1



Approximate total area²¹

1851 ft²

Reduced headroom

29.28 ft²

(1) Excluding balconies and terraces.

Reduced headroom

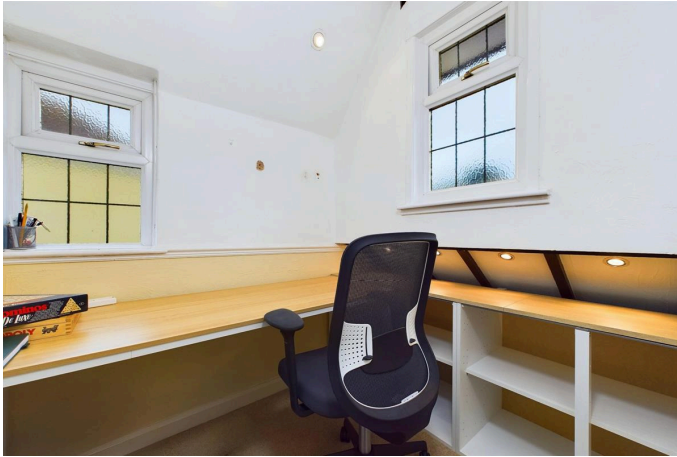
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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