



SUMMARY

Beautifully Presented 4 Double Bedroom Home ||
Sea Views Across Paignton & Berry Head ||
Impressive Open-Plan Kitchen, Lounge & Dining
Room || 2 Sea-View Balconies & Terraces ||
Substantial Corner Plot in a Quiet Cul-de-Sac ||
Private Sunny Landscaped Rear Garden || Generous
Driveway & Garage



Visit our website for the current price:

www.danielhobbin.uk/P-RS1111/

Address: Windmill Gardens, Preston, Paignton,
TQ3 1BL

Property type: Detached Bungalow

Tenure: Freehold

**Council tax
band:** D

EPC: E

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

An impressive and beautifully presented family home occupies a substantial corner plot within a quiet cul-de-sac in the sought-after Preston area of Paignton. The property offers generous, bright and airy accommodation throughout, complemented by attractive outdoor spaces and sea views from a number of rooms to the rear.

A particularly notable feature is the extensive driveway, providing ample off-road parking for several vehicles and the garage. To the rear, the beautifully landscaped garden enjoys a high degree of privacy and has a sunny aspect, having been thoughtfully designed to provide an attractive yet relatively low-maintenance outdoor space.

The accommodation is enhanced by two separate balcony/terrace areas, both enjoying sea views. The ground-floor open-plan living area opens onto one terrace, while the first-floor living room provides access to a further balcony from which the coastal outlook can be particularly appreciated.

Ideally positioned for families, the property is conveniently located near local schools and is approximately a five-minute drive from Paignton town centre and the seafront. Occombe Woods are also within easy reach, providing excellent walking routes, while a local park can be found just a few minutes'

walk away.

Council Tax Band: D (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Private Garden,

Rear Garden, Terrace

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTP

Broadband options available at the property include:

- * Standard broadband (21Mbps download, 3Mbps upload)

- * Superfast broadband (not available)

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

- Networks in area - Openreach, Virgin Media

The Approach: The property benefits from dual access, with an entrance available from the rear driveway through the rear garden, together with the main approach from the front via a low-maintenance garden. A covered entrance leads to a composite entrance door with obscured glazing, opening into a spacious reception hall. Finished with durable Karndean flooring, the reception hall features a column radiator and a storage cupboard containing the gas and electricity

meters. Doors provide access to two bedrooms and the shower room. An open doorway leads through to the open-plan kitchen, lounge and dining area, while a further opening continues into the inner hallway, which connects to two additional bedrooms and the staircase rising to the first floor.

Heart of the Home: Positioned at the rear of the property, this impressive open-plan living space forms the heart of the home and is finished with wood-effect tile flooring. The lounge area features bi-fold doors opening directly onto the rear terrace balcony, creating an excellent indoor-outdoor flow and providing an ideal setting for entertaining or simply enjoying sea views. The kitchen is fitted with a comprehensive range of matching white wall and base units, complemented by granite worktops and under-cabinet lighting. An inset sink with an etched drainer is incorporated into the work surface. Integrated appliances include a Neff induction hob with matching extractor hood above, a Neff eye-level double oven, integrated dishwasher and integrated fridge/freezer. A walk-in bay window with a granite sill adds further character to the room and also enjoys sea views. This area provides ample space for a family dining table, completing a bright, social and functional living environment.

Utility Room, Cloakroom & Enclosed Side

Access: Located just off the main living area, the utility room provides useful additional workspace together with under-counter space and plumbing for a washing machine and tumble dryer. From here, there is access to the ground-floor cloakroom, which is fitted with a vanity unit incorporating a wash basin and useful storage beneath, together with a low-level WC. A further door opens into an enclosed side access and storage area running along the side of the property. This provides valuable additional space for storage and further white goods, while also creating a practical covered route between the secondary front entrance and the rear garden.

Front Bedrooms & Shower Room: From the main reception hall are two double bedrooms positioned at the front of the property. Both feature double-glazed windows and column radiators, with one also benefitting from built-in wardrobes. Also accessible from the reception hall is a contemporary shower room, fitted with a double walk-in shower with distinctive framed glazing, a vanity unit with wash basin and drawers beneath, a low-level WC and a wall-mounted heated towel rail.

Principal Bedroom, En-Suite & Bedroom

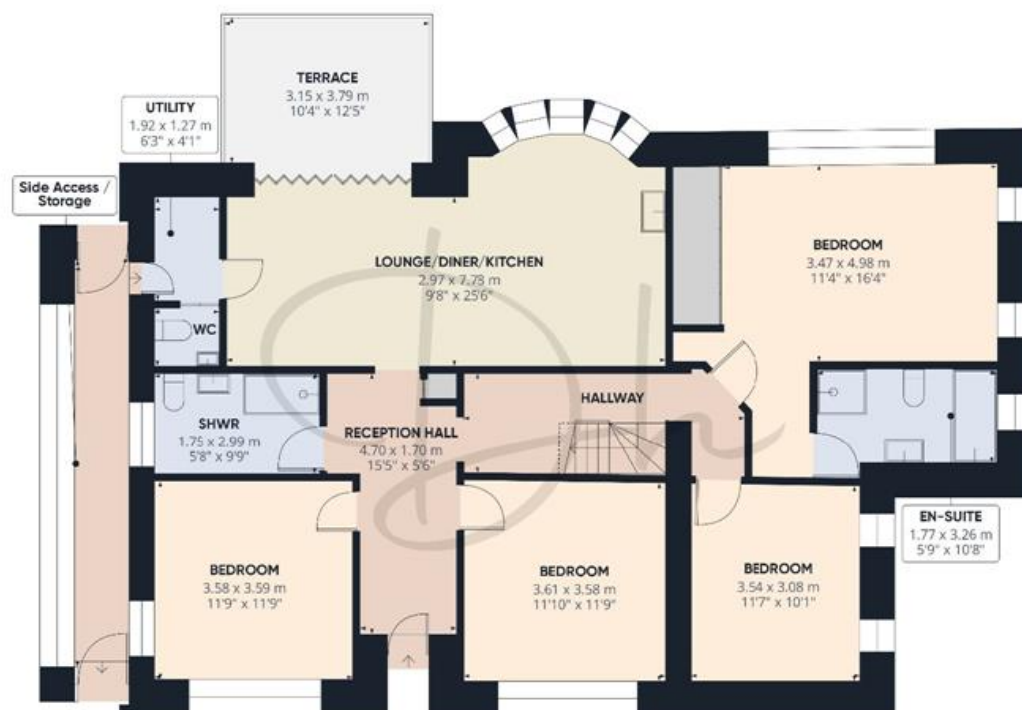
Four: The remaining two bedrooms are accessed from the inner hallway. The principal bedroom is a substantial double

enjoying sea views through a double-glazed window, with a stylish column radiator beneath. Further features include built-in wardrobes, engineered timber flooring and a private en-suite. The modern four-piece en-suite comprises a freestanding bath with mixer tap and handheld shower attachment, a mains-fed corner shower, vanity unit with wash basin and drawers beneath, low-level WC and wall-mounted heated towel rail. Bedroom four is also a comfortable double, featuring a double-glazed window together with a distinctive circular porthole-style window.

Living Room & Balcony: From the inner hallway, a staircase rises to the first floor and opens into the principal reception room, finished with engineered wood flooring. The layout naturally separates the main living area from a dedicated office space, creating a practical arrangement for both relaxation and home working. Useful eaves storage is incorporated into the room, including a discreet walk-in storage cupboard which is fitted with lighting and provides a particularly generous amount of additional space. A large double-glazed sliding patio door opens from the living room onto the balcony terrace, which is enclosed by contemporary glass and aluminium balustrading. From here, impressive panoramic coastal views can be enjoyed across Paignton and towards Berry Head, making this a particularly striking feature of the home.

A Garden to Enjoy: The beautifully landscaped rear garden has been thoughtfully arranged to offer an excellent balance of lawn, planting and outdoor entertaining space. A generous paved terrace provides an ideal setting for seating and dining, complemented by raised flower beds, established planting and a mature feature tree. The garden enjoys a sunny aspect and a good degree of privacy, with attractive boundary walling and timber screening creating a well-defined and enclosed setting. Paved pathways provide easy access around the garden, while the overall design offers plenty of usable space without being overly demanding to maintain.

Driveway & Garage: Accessed from Albany Road, the property benefits from a particularly generous driveway providing extensive off-road parking and a practical approach to the garage. The driveway is finished with a low-maintenance gravel surface and is complemented by established planting along the boundaries. A secure gate provides access to the garden. The garage is fitted with an electric up-and-over door and benefits from both power and lighting. It also houses the gas combination boiler and provides excellent additional storage space, making it a useful and versatile part of the property.



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area^m

180 m²
1938 ft²

Balconies and terraces

16.2 m²
174 ft²

Reduced headroom

4.4 m²
47 ft²

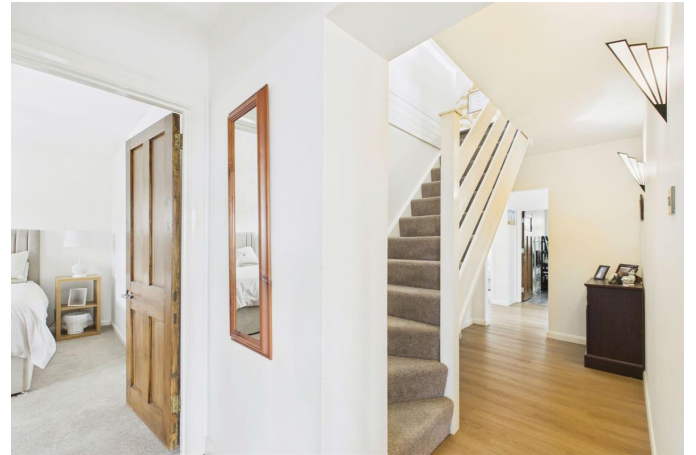
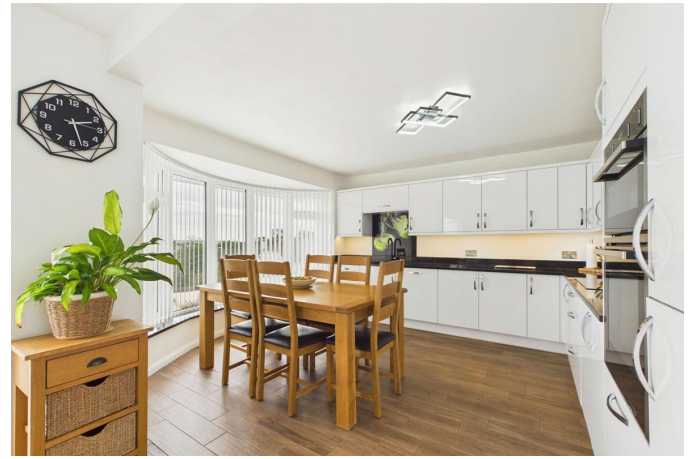
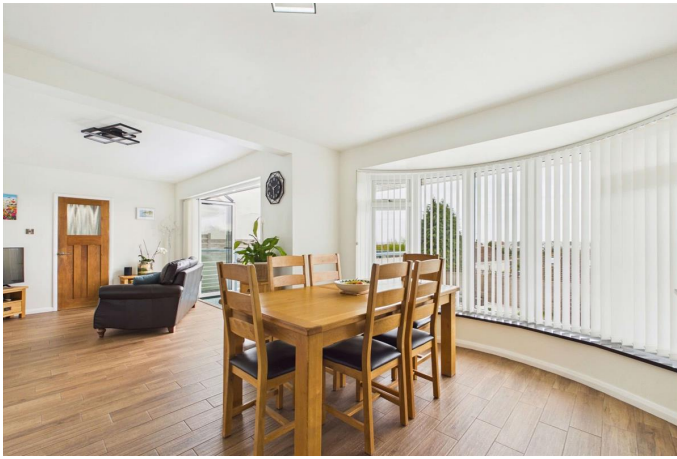
(1) Excluding balconies and terraces

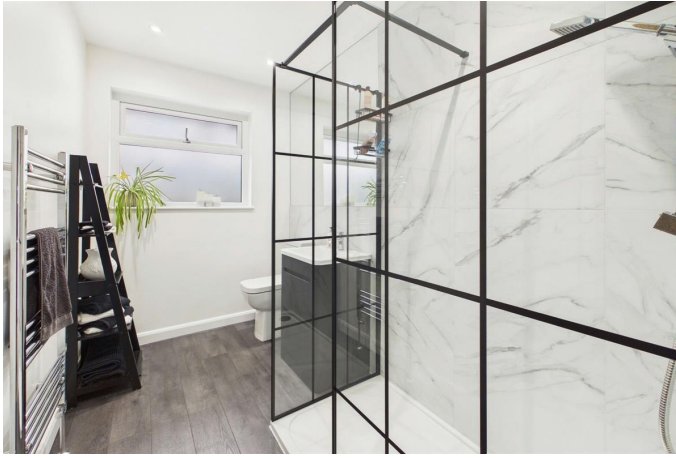
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360















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