



STAGS

Marina

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5 Sandringham Gardens, Preston, Paignton,

Exeter 26 miles Dartmouth 10 miles Totnes 7 miles

- Panoramic Sea and Coastal Views
- Beautifully Presented throughout
- Sunny South Facing Rear Garden
- 4 Bedrooms 2 Shower Rooms
- Sitting/Dining Room with Sea Views
- Large Summer House
- Driveway Parking & Garage

Guide price £565,000

SITUATION

Preston is a sought after area of Paignton located between Torquay and Brixham in the sheltered and beautiful waters of Tor Bay, at the very heart of the English Riviera. This area gained its reputation as a place to see and be seen during the days of Queen Victoria when it was compared to the French and Italian Riviervas because of its sunny climate, breathtaking coastal views and long, sandy beaches.

Today the town is still a lively tourist resort but has a life of its own which lasts all year round. Its busy town centre has all of the local amenities one would expect including shops, restaurants, cinema, bars and train station as well as the seafront with its long, wide promenade, sandy beaches and pier.

The property is well placed for access in and out of the area via the South Devon Link Road, there are a range of local shops nearby including Ocombe Farm Shop. The railway station links to the intercity network at nearby Newton Abbot.

DESCRIPTION

Beautifully presented throughout, the property is laid out over two levels with the stunning sea and coastal views available from both floors to the rear, so they can be enjoyed from the privacy of the garden. To the ground floor is the entrance hall, kitchen/breakfast room, the master and second bedroom, shower room and sitting/dining room that opens to the terrace, garden and views. The first floor has two bedrooms and shower room, with a study area on the landing. The well maintained and generous garden borders the Ocombe Valley Nature Reserve to the rear, and there is parking and a garage to the front. Internal viewing is recommended to really appreciate all that this property offers.



Panoramic sea and coastal views from this beautifully presented waterside home





ACCOMMODATION

The front door opens to the entrance hall leading through to the open plan living area from where you can enjoy the stunning outlook, patio doors open to the decked terrace. The magnificent panoramic view takes in most of the coastline of Tor Bay to Brixham and Berry Head, and out to the channel, as well as the surrounding countryside. The sitting area has a bay window, contemporary gas fire and wood effect flooring. The kitchen/breakfast room has granite effect worktops over and under a range of smart gloss cream units with a peninsular breakfast bar. There is a Smeg gas hob with extractor over and Smeg double oven, integrated dishwasher, space for a freestanding fridge/freezer and wood effect flooring, a door leads to the side of the property. The master bedroom and bedroom 2 are on this level, the master enjoying the fabulous views through the bay window, and has a range fitted wardrobes. Off the hallway is a utility cupboard with space for washing and drying machines, and there is a modern fully tiled shower room/WC to service the bedrooms.

To the first floor are two double bedrooms, both enjoying the stunning elevated aforementioned views, with access to eaves storage. There is a shower room/WC on this level also, and a useful space on the landing currently used as a study area.

OUTSIDE

A brick paved driveway provides parking for 2/3 cars with a further driveway leading to the detached garage. Accessed from the living area is a decked terrace with balustrading and space for garden furniture, steps lead to a paved terrace and then on to the gently sloping lawn. A gate in the rear boundary leads to the nature reserve beyond ideal for dog walks.

The well maintained mature garden is bound by hedging and wooden fencing and interspersed with shrubs and bushes. There is a large summer house to one side of the garden with power and light. Below, and accessed from the side of the property, is a useful under-house store room.

SERVICES

Mains Water, drainage, electricity and gas. Gas central heating.

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel: 01803 201 201. E-mail: fss@torbay.gov.uk.

VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Exeter head towards Torquay on the A380, follow the new South Devon Link Road and on reaching the traffic lights take the right hand lane on to Hamelin Way signed Paignton. At the second roundabout turn left signed Preston. Follow Preston Down Road past the parade of shops and around the S' bend onto Sandringham Gardens where you will find the property shortly on the right.





These particulars are a guide only and should not be relied upon for any purpose.



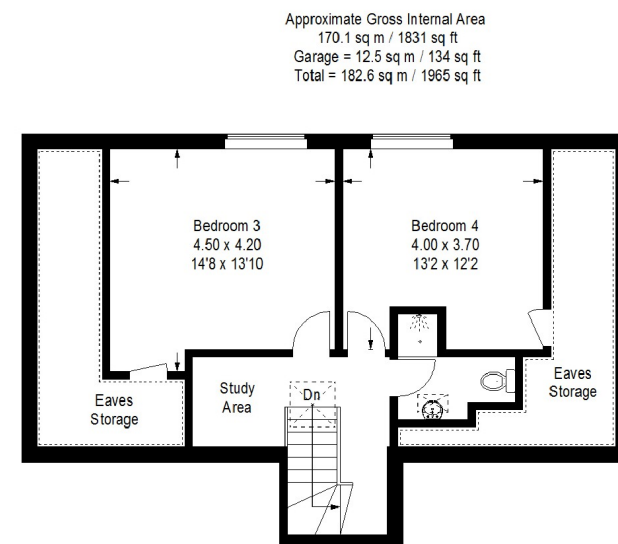
Stags

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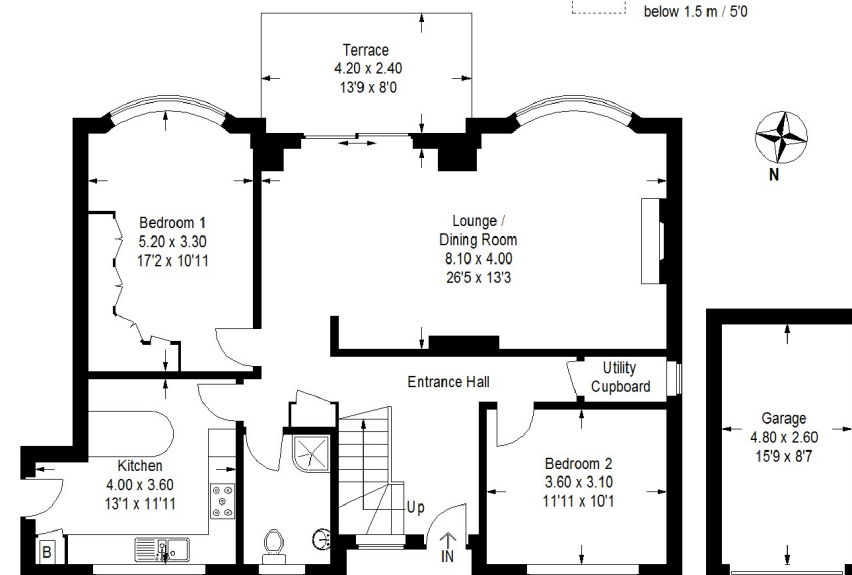
torquay@stags.co.uk

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Energy efficiency	Current	Potential	Current	Environmental impact	Current	Potential	Current
A				A			
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
England & Wales				England & Wales			



First Floor

Reduced headroom below 1.5 m / 5'0"



Ground Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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