



**Sandringham Gardens, Preston, Paignton, Devon,  
TQ3**

**Offers Over: £650,000**  
*Freehold*

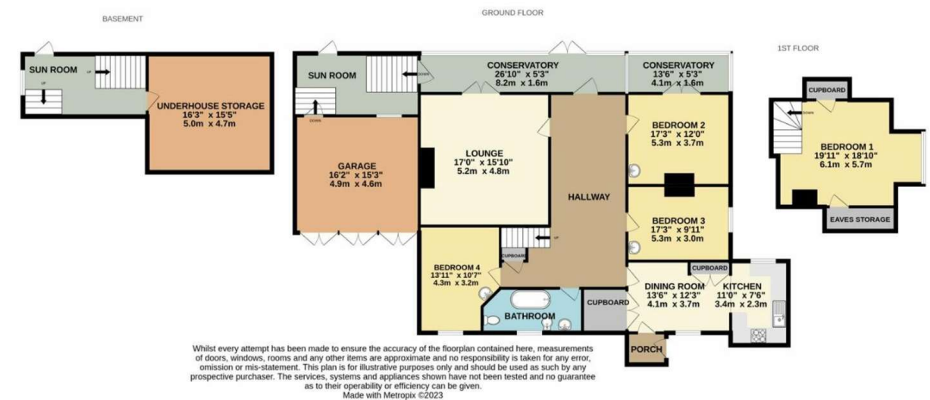
# Sandringham Gardens, Preston, Paignton, Devon, TQ3

This generously proportioned detached bungalow, located in the sought-after upper Preston area of Torbay, offers spacious living and is available for purchase with no chain. Ready for new owners to personalize, this home is equipped with a house ventilation system, gas-fired central heating, and UPVC double glazing throughout. With four sizable double bedrooms, an open-concept kitchen and dining area, a spacious lounge, a conservatory, and a sunroom, this home combines comfort with convenience. The attractive rear garden offers ample space for outdoor relaxation, while the front provides off-road parking for multiple vehicles and includes a double garage. Panoramic sea views stretch from Paignton across the bay to Brixham, adding to the appeal of this property.

Upon entering, a porch leads into the open kitchen and dining area, which is outfitted with ample built-in storage, wall, base, and drawer units. The kitchen features a gas oven, an inset gas hob with an extractor fan, and space for a fridge-freezer. From here, a large hallway connects to the conservatory, the stairs to the first floor, and other key areas of the home. The lounge, adorned with an ornate mantle, offers a cozy atmosphere and opens to the conservatory via double doors. This conservatory provides a bright, welcoming space for relaxation, with double sliding doors leading directly into the garden and additional access to the sunroom. The sunroom serves as a versatile space that links the garden, conservatory, double garage, and under-house storage area.

The first-floor hosts Bedroom 1, complete with eaves storage and a bay window. Bedroom 2, positioned at the rear of the property, features a washbasin and access to a private conservatory area. Bedroom 3 is another double bedroom with a pedestal washbasin, while Bedroom 4, also a double, includes its own washbasin. The main bathroom is well-appointed with a washbasin and storage cabinet, a low-level WC, a bidet, and a clawfoot roll-top bath with a shower attachment.

Outside, the front of the property features a path lined with mature shrubs leading to the entrance, along with a driveway that accommodates approximately three cars and a double garage. The rear garden, accessible from the conservatory, offers a patio area and an expansive lawn with mature shrubbery, ideal for gardening enthusiasts. The garden provides sweeping sea views across Paignton, enhancing the property's charm and appeal. EPC: E.











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.