

**SAMPLE
MILLS**



**Shorton Valley Road
Preston
Paignton
Devon**

£240,000
FREEHOLD





Shorton Valley Road, Preston,
Paignton, Devon

£240,000 freehold

A well-positioned two-bedroom home offering spacious and versatile accommodation, together with attractive front and rear gardens, a carport and the highly desirable benefit of being offered with NO ONWARD CHAIN.

The property offers a bright open-plan lounge and dining area, ideal for relaxing and entertaining, along with a large kitchen/breakfast room providing plenty of space for everyday living. There are two good-sized bedrooms, a family bathroom and a separate cloakroom.

Outside, the property benefits from front and rear gardens and a useful carport providing off-road parking.

Further benefits include gas central heating and double glazing. An excellent opportunity for first-time buyers, downsizers or investors, with viewing highly recommended.



Storm Porch

uPVC stained glass door opening onto:

Lounge - 4.30m x 3.20m (14'1" x 10'6")

Radiator. Coving to ceiling. Fireplace, surround, insert and mantle over. Cross beaded double glazed bay windows looking over the front. Thermostat control for central heating. Airing cupboard with Vaillant boiler serving hot water and central heating.

Inner Hallway

Smoke detector. Doors off to:

Bedroom 1 - 3.40m x 3.01m (11'2" x 9'11")

uPVC double glazed window looking over the front. Window to the side. Built-in wardrobe. Double panelled radiator. Coving to ceiling.

Bedroom 2 - 4.10m x 4.01m (13'5" x 13'2")

Bay window looking to the side. Double panelled radiator. Picture rail.

Bathroom

Comprising corner spa bath. Vanity wash-hand basin. Low level w/c. Tiled walls. Mirror. Storage cupboard. Ladder radiator. Obscure glazed window. Further ladder radiator. Walk-in spa shower. Laminate flooring.

Separate Cloakroom

Low level w/c. Wash-hand basin. Shelving. Access to loft area. Double glazed windows to the side.

Glazed door through to:

Kitchen/Breakfast Room - 4.10m x 3.20m (13'5" x 10'6")

Fitted base units. Worktop surface areas. Drainer. Hob. Wall mounted cupboard. Built-in single oven. Double glazed windows to the front and to the side. Door providing access to the rear of the property.

Outside

To the side of the property is a car port and off road parking. Wooden gate and fencing provides access onto the corner side garden which is lawned with a range of borders and shrubs.

To the front of the property there are concrete pillars, steps to the front, lawned garden, borders and shrubs.

There is a small area to the rear of the property.

AGENT'S NOTE

Council Tax Band: 'C' Torbay

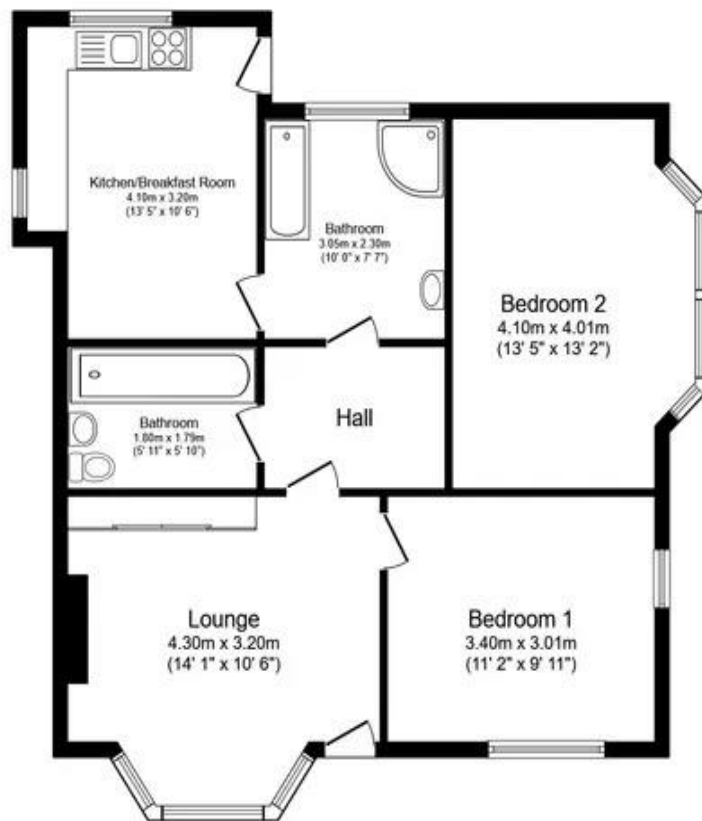
EPC Rating: 'D'

Long Term Flood Risk: Very Low

Directions

From our Newton Abbot office, leave from Market Street. Turn left onto Market Street. Turn left onto Bradley Lane/A382. Turn left onto Wolborough Street/A381. Turn left onto Courtlands Road/A381. Bear right at Courtlands Road/A381. At the roundabout take the third exit onto Torquay Road/A380. Follow Torquay Road/A380. At the roundabout take the second exit onto Hellevoetsluis Way/A380. At the roundabout take the second exit onto Marlton Way/A380. At the roundabout take the first exit onto Marlton Road/B3060. Turn left onto Dolphin Court Road. Turn right onto Shorton Road. You have arrived at Shorton Valley Road. Your destination is on the right.





Floor Plan

Total floor area: 84.2 sq.m. (906 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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[rightmove](https://www.rightmove.co.uk)

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[PrimeLocation.com](https://www.primelocation.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.