



JOHN COUCH
THE ESTATE AGENT

157 Southfield Avenue Preston
Paignton Devon
£399,500 Freehold



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Paignton Devon TQ3 1JX

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Detached elevated bungalow with views towards the sea, generous parking, useful outdoor space, a home office and summer house, located towards the rear of Paignton

Kitchen ■ Living room ■ Study
3 bedrooms ■ 2 bathrooms
Summer house
Garage ■ Terraced gardens

FOR SALE FREEHOLD

Set on the hillside towards the rear of Paignton, the bungalow offers a well established detached home, enjoying a respected residential setting, with views extending across the surrounding hillsides of the town and, from the front and side of the house, towards the sea, its elevated position giving the property a pleasant outlook.

The house provides approximately 1,241 sq ft of accommodation and has been extended to the side, creating a kitchen with access to a sheltered side terrace, together with an additional bedroom. Between the kitchen and living room is a separate study, providing useful space for home working without compromising the principal living accommodation.

The living room is a comfortable room with sitting and dining areas, the windows to the front and side making the most of the views.

Doors open onto a further level terrace on the sea-facing side, which runs from the front of the house to the rear, providing additional outdoor space adjoining the principal living accommodation. From the front of the terrace there are views across the surrounding area towards the sea.

To the rear of the house are three bedrooms and the bathroom, together with a useful laundry/storage cupboard housing the washing machine. There is also a separate shower room accessed from the hallway.

Outside, a rising driveway provides extensive parking to the front, with a level area of garden adjoining the entrance and living room. There is also a single garage, for which the current owner has recently obtained planning permission for replacement with a double garage.

The kitchen opens onto a sheltered side terrace which provides a private outdoor area and is home to an established grape vine which has become a prolific producer of grapes. To the rear, a large shed provides useful storage, while steps rise through the garden to a summer house positioned at the upper level. Surrounded by its own sheltered and private setting, this makes a pleasant spot to sit and enjoy the wider outlook, with the views becoming more expansive from this elevated position.

LOCATION

In addition to its beaches, harbour and seafront, Paignton has a good range of shops, including convenience supermarket stores, cafés, restaurants and leisure facilities, together with the Vue multi-screen cinema and the Palace Theatre.

VIEWING BY APPOINTMENT ONLY

The town is also home to the popular Paignton & Dartmouth Steam Railway, which follows the coast before continuing along the Dart estuary to Kingswear, while Paignton Zoo provides another well-established attraction on the edge of the town.

CONNECTIVITY

Southfield Avenue is well placed for the A3022 Torbay Ring Road providing an efficient route around Torbay and onwards towards Brixham and Torquay, with connections towards Totnes from the western side of Paignton. The A380 then provides access to the South Devon Highway leading towards Newton Abbot, Exeter and the M5, making journeys further afield straightforward.

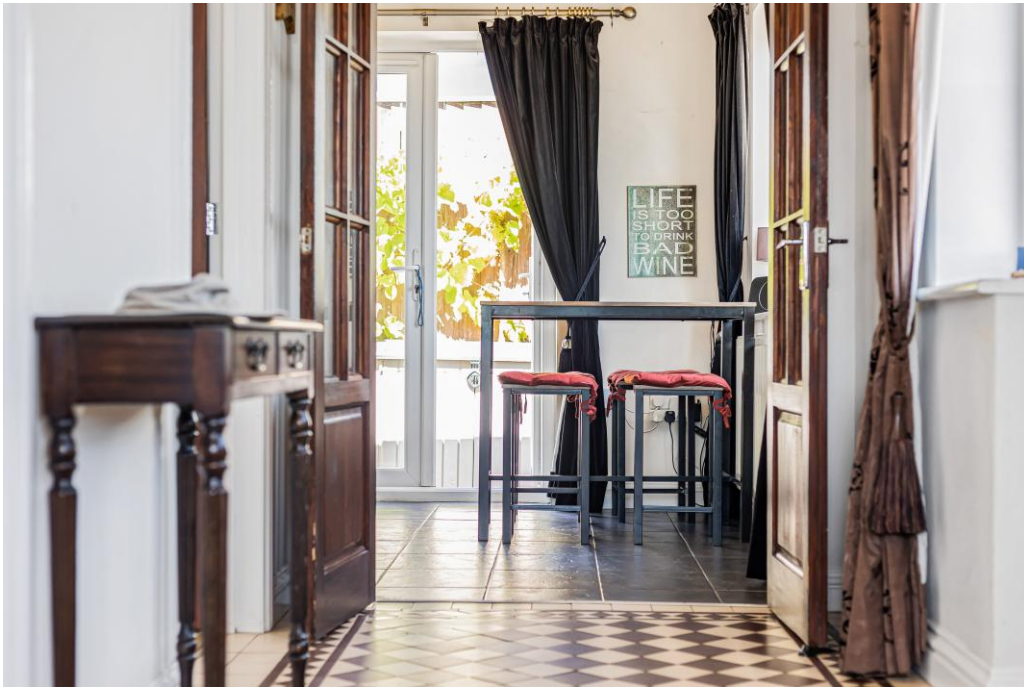
Rail services from Paignton provide direct connections towards Exeter and London Paddington, while Newton Abbot offers further links into the national rail network. Exeter is also within easy reach for its broader range of shopping, cultural and business facilities, with Exeter Airport providing domestic and international connections.

CURRENT PROPERTY TAX BAND D (Payable 2026/2027 £2456.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)













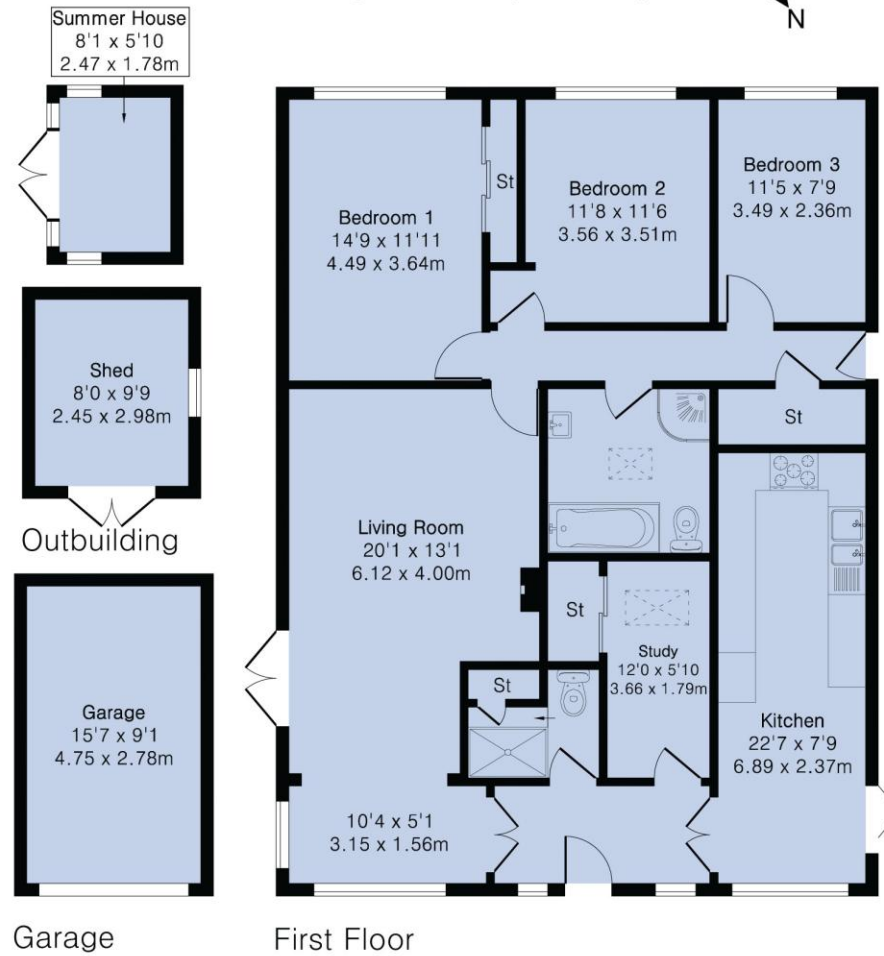


**Approximate Gross Internal Area 1241 sq ft - 115 sq m
(Excluding Garage & Outbuilding)**

Garage Area 142 sq ft – 13 sq m
Outbuilding Area 126 sq ft – 12 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.EPCu.com		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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IMPORTANT - We would 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.