



Lanhydrock Close | Paignton | TQ3 3GP

Offers Over £220,000

A three bedroom semi detached home located within a quiet cul-de-sac in the popular area of Herritage Park, Paignton. The property itself boasts ample space with a large living room, a spacious kitchen/diner, three bedrooms, a family bathroom, rear gardens, ample off road parking for multiple vehicles and a garage. The home is situated within close proximity to an array of amenities such as schools, colleges, Marldon, the ring road, supermarkets and more. The property is being offered with no onward chain!

- SEMI DETACHED HOUSE
- PARKING AND GARAGE
- REAR GARDENS
- SIZEABLE ACCOMMODATION
- NO CHAIN!

ENTRANCE HALLWAY Wooden double glazed front door opening into the inner entryway with the stairs leading to the first floor accommodation, a door leading through to the living accommodation, overhead pendant lighting, gas central heating radiator.

LIVING ROOM - 5.05m x 3.18m (16'7" x 10'5") A spacious family living room with space for an abundance of furniture, uPVC double glazed window, gas central heating radiator, tv and internet points and thermostat heating control.

KITCHEN / DINER - 4.09m x 2.62m (13'5" x 8'7") A range of white overhead, base and drawer high gloss units with roll edged work surfaces above. A one bowl stainless steel sink and drainer unit, an electric single oven and four ring gas with extractor hood above. Space and plumbing for a washing machine, dishwasher, tumble dryer and fridge freezer. Compliantly tile backsplash, space for a 6 seater dining table and a deep under stairs storage cupboard. Window, uPVC double glazed French doors leading out to the gardens and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE - 3.18m x 2.87m (10'5" x 9'5") A wonderfully spacious master bedroom to the front aspect of the property with beautiful countryside views, space for a variety of furniture, uPVC double glazed window, gas central heated radiator and a deep built in wardrobe.



BEDROOM TWO - 3.25m x 2.41m (10'8" x 7'11") Another generously sized double bedroom this time overlooking the rear gardens. uPVC double glazed window and a gas central heating radiator.

BEDROOM THREE - 2.31m x 1.88m (7'7" x 6'2") A large single bedroom with a uPVC double glazed window and a gas central heating radiator.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, shaver point, gas central heating radiator.

OUTSIDE Off road parking for 2 vehicles on a tarmac laid driveway.

REAR GARDEN A sunny, enclosed rear garden that boasts a generously sized patio area off of the kitchen/diner perfect for entertaining and outdoor dining and a sizeable turfed section. Side gate access to the front of the property.

Address 'Lanhydrock Close, Paignton, TQ3 3GP'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '67 | D'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.