



Laura Avenue | Preston | Paignton | TQ3 2LS

A substantial 1920's style semi-detached house offering 4 bedrooms with 3 receptions, sun room, large kitchen/breakfast room and downstairs WC. A well maintained property retaining some original period features including panelled doors and stained glass windows creating a most welcoming entrance. To the ground floor is the 4th bedroom which will also serve well as a home office. There is ample parking to the front for 3 cars, boats, motor homes etc. plus a generous single garage. The rear level garden is safe and enclosed having lawn and patio areas plus a useful timber workshop/garden room. Paignton town centre and seafront is an easy 10-minute level walk away and the property is served well by the nearby Preston local shops, Oldway Primary School and local bus route. A must view family home!

Asking Price Of £520,000

- SUBSTANTIAL SEMI DETACHED HOUSE
- 4 BEDROOMS
- DOWNSTAIRS W/C
- DOUBLE GLAZING & CENTRAL HEATING
- SUN ROOM
- AMPLE PARKING & GARAGE

HALLWAY A spacious reception hallway with double glazed front door and side windows retaining the original stained glass. Radiator. Walk in understairs cupboard with light and double-glazed window. Second smaller understairs cupboard with light.

LOUNGE - 4.5m x 4.3m max (14'9" x 14'1") A lovely bright room having a large double glazed bay window to the front enjoying an open outlook over Preston to Torquay. Decorative fireplace with marble hearth and timber surround. Wall light points. TV and internet connection points. Radiator. Picture rails.

DINING ROOM - 3.6m x 3.6m (11'9" x 11'9") An impressive formal dining room with ample space for a 6-8-seater table. Radiator, Alcoves and picture rails. Power points and TV connection. Double glazed doors to:-

SUN ROOM - 4.5m x 3.5m (14'9" x 11'5") A conservatory style sun room with polycarbonate roof with skylight windows plus double-glazed doors and side windows leading in full view to the rear garden. Wall light points. Power points and TV connection. Radiator.

KITCHEN/BREAKFAST ROOM - 7.3m x 3m (23'11" x 9'10") A superb family room having a breakfast room seating area with double glazed window. High Speed Broadband internet connection, telephone point. Radiator. Spotlights to ceiling. Opening onto a spacious kitchen well-appointed with a comprehensive range of wall and base units. Single drainer stainless steel sink unit. Plumbing for washing machine plus space for tumble dryer. Gas point for range dual fuel style cooker. Room for upright fridge and separate freezer. Tiling to walls. Double glazed window to rear overlooking the well appointed garden. Spotlights to ceiling. Archway to:-

REAR LOBBY Double glazed door to side. Double glazed window.

BEDROOM FOUR/STUDY - 3m x 2.3m (9'10" x 7'6") A great single room with double glazed window to rear and radiator. Spotlights to ceiling.

DOWNSTAIRS W/C

white suite comprising dual flush WC and wash hand basin with tile splashback and vanity unit. Radiator. Double glazed window.

FIRST FLOOR LANDING Double glazed window to side. Radiator. Loft hatch with fold down wooden ladder and lights. Fully boarded loft area, currently for storage, with regulation insulation. It may be possible to create additional accommodation by way of a loft conversion subject to all consents.

BEDROOM ONE - 4.5m x 3.8m (14'9" x 12'5") A large master bedroom having a double glazed bay window enjoying an open outlook across Preston to Torquay. Picture rails. Wardrobes to one wall. Wall light points. Feature radiator in bay.

BEDROOM TWO - 4.1m x 3.6m (13'5" x 11'9") Another double room with wardrobes to one wall and additional wall mounted ample store cabinets. Centre light points. Double glazed window to rear over looking garden. Radiator. Picture rails.

BEDROOM THREE - 3m x 2.4m (9'10" x 7'10") A generous room (possible double) with double glazed window with stained glass insert and offering an open outlook as per bedroom one. Radiator.

BATHROOM A white suite comprising bath with Mira power shower over, pedestal wash hand basin and low level WC. Tiling to the walls. Two double glazed windows. Airing cupboard housing hot water tank. Heated towel rail. Spotlights to ceiling.

PARKING The front offers very generous parking facilities for approximately 4+ cars or a mix of cars, motorhome, boat etc. Cold tap.

GARAGE - 4.9m x 3m (16'0" x 9'10") A metal up and over door. Power and light. Double glazed window.

REAR GARDEN There is a level and good sized garden enjoying a sunny aspect measuring approximately 60 x 30 feet at its widest points. There is a lawn area with inset patio which is ideal for BBQs etc. and leads up to the sun room. A useful timber workshop (3.5m x 3.0m approx) has power and light and window. There are various gravel and shrub borders and the garden is enclosed by feather board fencing. There is a side path with lighting leading to the back door and also to the front parking area. Cold tap.

CELLAR - 4.7m x 2.5m (15'5" x 8'2") Limited headroom and split level floor. Power and light. Gas and electric meters. Worcester gas boiler. Access underneath of the property for maintenance etc.

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.



Address
Laura Avenue, Preston, Paignton, TQ3 2LS

EPC
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Tenure
Freehold

Council Tax Band
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