



Lammas Lane | Paignton | TQ3 2PX

Guide Price £525,000 - £550,000

A four bedroom detached home located in the ever desirable location of Preston, Paignton. The home offers a huge amount of space with a welcoming entryway leading through to a spacious foyer, a large living room, a sizeable kitchen/diner, an office, utility room, four double bedrooms with the master being en-suite, two further bathrooms, enclosed rear gardens and a vast amount of space for off road parking. The property boasts breathtaking sea views from almost every room across the bay and is within easy reach of Preston shops, doctors, pharmacies, the ring road, Oldway mansions, schools and more.

- DETACHED CHALET BUNGALOW
- SPECTACULAR SEA VIEWS
- SOUTH EAST FACING REAR GARDENS
- AMPLE OFF ROAD PARKING
- LARGE ENTERTAINING LIVING SPACES
- THREE BATHROOMS
- SOUGHT AFTER LOCATION

ENTRANCE PORCH A uPVC double glazed front door opening into a wide and welcoming porch way with tiled flooring, wall mounted lighting and double French doors opening into:-

FOYER A bright and spacious entrance foyer with doors leading to the adjoining rooms, built in coat cupboards, airing cupboards and storage cupboards, a gas central heated radiator and overhead and wall mounted lighting.

LIVING ROOM - 7.06m x 4.57m (23'2" x 15'0") An incredibly bright and large living room overlooking the well manicured rear gardens with breathtaking Sea views across Paignton and out towards Berry Head, Brixham. Space for an abundance of furniture, a feature electric fireplace with a granite surround. Television and Internet points, a uPVC double glazed bay window and uPVC double glazed French doors leading to the rear gardens. Gas central heated radiators.

KITCHEN/DINER - 6.55m x 3.23m (21'6" x 10'7") A phenomenally sized kitchen diner again to the rear aspect of the property, with an incredible outlook across the rear gardens and Sea view across Torbay. A range of overhead, base and drawer units with granite effect roll edged work surfaces above. A 1 1/2 bowl composite sink and drain unit, and eyelevel electric Neff double oven with grill integrated and a five ring induction hob with extractor hood above. Space and plumbing for an American fridge freezer and dishwasher, complimentary tile backsplash as well as tiled flooring. Space for a six seater dining table, uPVC double glazed bay window and a uPVC double glazed door leading to the rear gardens. Gas central heated radiator.

UTILITY ROOM - 6.55m x 3.23m (21'6" x 10'7") A range of overhead, base and drawer units with work surfaces above. Space and plumbing for a washing machine, tumble dryer, fridge freezer and much more. uPVC double glazed window and a uPVC double glazed door leading out to the front driveway.

BEDROOM FOUR - 3.43m x 3.25m (11'3" x 10'8") A generously sized bedroom that could alternatively be used as an additional reception room, playroom or snug. Space for ample furniture, a fitted storage unit with roll edged work surfaces above, uPVC double glazed window, and a gas central heated radiator.

OFFICE - 3.99m x 1.83m (13'1" x 6'0") A great sized Office with built in desks and shelving. uPVC double glazed window and a gas central heated radiator.



BATHROOM A big family bathroom with a four piece suite comprising of a low-level flush WC, a vanity wash hand basin with high gloss fitted storage below and to the side with work surfaces above. A panelled bath unit and a walk-in double shower, complementary tiled walls, uPVC double glazed obscure window, shaver point and a chrome heated towel.

FIRST FLOOR

A split level staircase leading up to the landing with the Velux windows allowing an abundance of light to beam through with fitted eaves storage and doors leading to the adjoining rooms and the gas central heated radiator.

BEDROOM ONE - 4.09m x 3.76m (13'5" x 12'4") A spectacularly sized master bedroom with phenomenal Seaview across all of Torbay. Space for ample furniture, a deep fitted walk-in wardrobe, over bed fitted storage, double aspect uPVC double glazing allowing ample light to flood through, gas central heated radiator and a door leading into:-

MASTER ENSUITE The master en-suite boasts a low-level flush WC, a vanity wash hand basin with a vast amount of fitted storage below, granite effect roll edged work surfaces to either side, a walk-in corner shower unit and a bidet. Tiled walls, overhead spotlighting, shaver points, uPVC obscured double glazed window, extractor fan and chrome heater towel.

BEDROOM TWO - 2.9m x 2.79m (9'6" x 9'2") A further generously sized double bedroom again with Sea views across to Berry Head, Brixham. uPVC double glazed window and gas central heated radiator.

BEDROOM THREE - 2.9m x 2.79m (9'6" x 9'2") A great sized double bedroom overlooking the well-maintained gardens and further sea views. uPVC double glazed window and a gas central heating radiator.

FAMILY BATHROOM A sizeable family bathroom boasting a four piece suite of a low-level flush WC, a vanity wash hand basin with fitted storage below and granite effect roll edged work surfaces above. A corner spa/Jacuzzi bath and a corner double shower unit. Tiled walls, shaver point, uPVC obscured double glazed window, extractor fan and a chrome heater towel.

OUTSIDE

REAR GARDEN A sunny south east facing, enclosed rear garden that has been thoughtfully landscaped to follow the sun throughout the entire day. The garden enjoys two great sized patio areas perfect for outdoor dining and entertaining, a sizeable lawned section, a variety of raised flower beds with a mixture of mature plants and shrubs and a gravel stoned boarder.

PARKING Off road parking for several vehicles on a block paved driveway.

Address 'Lammas Lane, Paignton, TQ3
2PX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '66 | 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.