



Langs Road | Paignton | TQ3 2HH

Asking Price Of £275,000

An exceptionally presented two bedroom home positioned in the ever desirable location of Langs Road, Preston. The home has been refurbished through out and offers a welcoming entrance hallway, a large living room, a spacious family dining room leading into the kitchen, two sizeable double bedrooms, a beautifully modern shower room and rear courtyard gardens. The home is situated in the perfect spot being just a moments level walk from Preston sands beach, local shops, doctors and pharmacies, bus links, Oldway mansions and more, the property is being offered with no onward chain!

- NO CHAIN!
- BEAUTIFULLY PRESENTED
- REFURBISHED HOME
- ALMOST SEAFRONT LOCATION
- PERMIT PARKING
- COURTYARD GARDEN

ENTRANCE A uPVC double glazed front door opening into a beautifully bright and welcoming entrance hallway with oak flooring throughout, doors leading to the adjoining rooms, stairs rising to the first floor, overhead spot lighting, dado rails and a modern vertical radiator.

LIVING ROOM - 4.39m x 3.48m (14'5" x 11'5") A sun drenched and spacious living room with space for a vast amount of furniture perfect for cosy nights in. A feature gas burning fireplace with a granite surround. Tv and internet points, coving, a large uPVC double glazed bay window and a modern vertical radiator.

DINING ROOM- 4.5m x 3.66m (14'9" x 12'0") An incredibly large family dining room with space for a 6/8 seater dining table as well as additional furniture perfect for hosting and entertaining. Oak flooring, tv point, a deep pantry cupboard and a further storage cupboard built underneath the stair case. uPVC double glazed window overlooking the courtyard gardens and a contemporary vertical radiator.

KITCHEN - 3.51m x 2.59m (11'6" x 8'6") A sizeable galley style kitchen boasting a range of overhead, base and drawer units with wood effect roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an eye level electric oven with grill integrated, a five ring gas hob with extractor hood above and space and plumbing for a washing machine, fridge freezer, tumble dryer and microwave. Complimentary tile backsplash, uPVC double glazed window and a uPVC double glazed door leading out to the courtyard.

Address 'Langs Road, Paignton, TQ3 2HH'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '64 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561



FIRST FLOOR

BEDROOM ONE - 3.89m x 3.66m (12'9" x 12'0") A spectacularly large master bedroom to the front aspect of the home, deep fitted built in wardrobes with led spotlights, tv point, uPVC double glazed window and a vertical radiator.

BEDROOM TWO - 4.42m x 2.26m (14'6" x 7'5") A further incredibly generous double bedroom this time to the rear aspect of the home. Tv points, a deep alcove ideal for wardrobes/dressing area, uPVC double glazed window and a vertical radiator.

SHOWER ROOM A luxurious and newly fitted shower room boasting a low level flush WC, a vanity wash hand basin with fitted storage below and work surfaces either side and a walk in triple shower unit. Complimentary tiled walls and flooring, extractor fan, a uPVC double glazed obscure window, a chrome heated towel rail and a further modern vertical radiator.

AGENTS NOTE The loft has been fully fitted with electrical points, lighting, two Velux windows and flooring and is currently being utilised for storage and as a music room as it has been sound proofed.

OUTSIDE A low maintenance, enclosed and sunny rear courtyard garden predominantly laid to patio slabs perfect for outdoor dining with a raised flower bed boarder with a selection of mature plants and shrubs as well as a summer house.

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.