



Lammas Lane | Paignton | TQ3 2PY

Offers Over £500,000

An incredibly spacious four bedroom detached family home located in the extremely desirable location of Preston, Paignton. The property offers bundles of space and comprises of a welcoming entrance hallway, a large living room, kitchen/breakfast room, a utility, four double bedrooms, two shower rooms, front and rear gardens, garage and workshop and parking. The bungalow enjoys the most amazing sea views across the bay and is positioned in an ideal spot with easy reach to shops, schools, the ring road, Oldway mansions, Ocombe valley woods and much more. The property is being offered with no onward chain!

- PHENOMENAL SEA VIEWS
- NO CHAIN!
- DETACHED DORMA BUNGALOW
- SOUTH FACING GARDENS
- GARAGE AND PARKING
- SOUGHT AFTER LOCATION

ENTRANCE HALLWAY A double glazed front door opening into the inner porch way, overhead lighting and a secondary door opening into:-

HALLWAY A wooden front door opening into a beautifully bright and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, a deep storage cupboard and thermostat heating control.

LIVING ROOM - 5.31m x 3.64m (17'5" x 11'11") A brilliantly large and light filled living room with stunning sea views across to Berry head, Brixham. Space for an abundance of furniture, a feature electric fireplace, two circular stained glass windows, uPVC double glazed French doors opening into the conservatory and a gas central heated radiator.

KITCHEN/BREAKFAST ROOM - 4.94m x 3.33m (16'2" x 10'11") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an eye level electric double NEFF oven with grill integrated, a four ring gas hob with extractor hood above. An integrated fridge freezer and dishwasher, complimentary tile backsplash, space for a breakfast table, uPVC double glazed window overlooking the well maintained gardens and out to Berry Head, Brixham. Gas central heated radiator and a door leading into:-

UTILITY ROOM - 2.42m x 1.83m (7'11" x 6'0") Space and plumbing for a washing machine and dryer with roll edged work surfaces above. Wall mounted Baxi combination boiler, deep fitted storage cupboard, uPVC double glazed window and a uPVC double glazed door leading out to the side access.

CONSERVATORY - 3.68m x 3.48m (12'0" x 11'5") A sun soaked and sizeable conservatory making an ideal further reception room/seating area with phenomenal sea views across Paignton and out to Berry head, Brixham. Triple aspect uPVC double glazed windows, uPVC double glazed French doors leading out to the gardens and electrical points.

Address 'Lammas Lane, Paignton, TQ3 2PY'

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating 'TBC'

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BEDROOM TWO - 5.23m x 3.63m (17'1" x 11'10") A brilliantly large second double bedroom situated on the ground floor of the property with space for an abundance of furniture. uPVC double glazed bay windows, built in wardrobes and a gas central heated radiator.

BEDROOM THREE - 4.78m x 3.63m (15'8" x 11'10") A wonderfully spacious third double bedroom again positioned on the ground floor of the property. uPVC double glazed bay window and a gas central heated radiator.

SHOWER ROOM A great sized shower room boasting a low level flush WC, a pedestal wash hand basin and a corner shower unit. A deep fitted airing cupboard, PVC panelled walls, uPVC obscure double glazed window and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE - 5m x 3.64m (16'4" x 11'11") A phenomenally large master bedroom with the most breathtaking sea views across the bay. Space for a vast amount of furniture, deep Built in wardrobes and dressing table, uPVC double glazed windows to the rear and side aspect and a gas central heated radiator.

BEDROOM FOUR - 4.09m x 2.79m (13'5" x 9'1") A generously sized double bedroom again with spectacular sea views across the bay. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A three piece suite boasting a low level flush WC, a pedestal wash hand basin and a shower unit, complimentary tiled walls, uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A south facing and enclosed rear garden that boasts truly beautiful sea views across the bay and enjoys a sizeable patio area perfect for alfresco dining and entertaining whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants.

PARKING Off road parking for 2 vehicles

WORKSHOP - 3.04m x 2.75m (9'11" x 9'0")

GARAGE - 5.78m x 2.99m (18'11" x 9'9") Electric roller garage door, electrical points and overhead lighting. Door into the workshop.

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.