



Lanhydrock Close | Paignton | TQ3 3GP

Asking Price Of £210,000

A well presented two bedroom end of terraced home located within a quiet cul-de-sac in the heritage park estate of Paignton. The property comprises of a welcoming entrance way that opens into the large living room, a spacious kitchen/diner, two double bedrooms, a family bathroom, off road parking for 2 vehicles and a south east facing rear garden. The property is ideally located within easy reach of schools, the ring road, shops and supermarkets, bus links and more.

- QUIET CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDENS
- OFF ROAD PARKING
- DOUBLE GLAZING AND CENTRAL HEATING

LIVING ROOM - 4.27m x 4.22m (14'0" x 13'10")

A wooden double glazed front door opening into a welcoming and spacious living room with space for ample furniture. Tv and internet points, a feature electric fireplace with oak mantle, oak flooring, understairs storage, uPVC double glazed windows and gas central heated radiator.

KITCHEN/DINER - 4.21m x 2.68m (13'9" x 8'9")

A large kitchen/diner with a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl composite sink and drainer unit, an electric single Bosch oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, tiled walls and flooring, space for a 6 seater dining table, uPVC double glazed window, uPVC double glazed French doors leading out to the rear gardens and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 3.49m x 3.18m (11'5" x 10'5")

A brilliantly spacious master bedroom to the front aspect of the property with deep built in wardrobes, uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO - 3.26m x 2.44m (10'8" x 8'0") A further generously sized double bedroom overlooking the private rear gardens. Ample room for furniture, uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled P shaped bath unit with shower attachment above and a protective glass shower screen. Complimentary stone tiled walls and flooring, uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A south east facing and private rear garden that boasts a sizeable patio area perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn.

PARKING Off road parking for 2 vehicles.

Address 'Lanhydrock Close, Paignton, TQ3 3GP'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

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.