



Langs Road | Paignton | TQ3 2HH

Asking Price Of £270,000

A four bedroom end of terraced house located just a stones throw from Preston sea front. The property comprises of a welcoming entrance hallway, a large living room, a fitted kitchen leading through to the dining room, a downstairs shower room, four bedrooms, a family bathroom, a sizeable loft room and a rear courtyard garden. The home is perfectly situated within a short walk of 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!
- FOUR BEDROOMS
- ALMOST SEA FRONT LOCATION
- COURTYARD GARDEN
- DOWNSTAIRS SHOWER ROOM

A uPVC double glaze front door opening into the inner entryway with tiled flooring and a secondary door opening into:-

ENTRANCE HALLWAY A welcoming in a hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, overhead lighting, smoke alarms and a gas central heated radiator.

LIVING ROOM - 4.42m x 3.56m (14'6" x 11'8") A spacious living room to the front aspect of the property offering ample space. TV and Internet points, a decorative fireplace around, picture rails, uPVC double glaze bay window and a gas central heated radiator.

BEDROOM FOUR - 4.62m x 2.62m (15'1" x 8'7") A sizable fourth double bedroom overlooking the rear courtyard garden. Built-in storage within the alcove with fitted shelving and storage cupboards. A feature decorative fireplace mantle, telephone point, uPVC double glazed window and a gas central heated radiator.

KITCHEN - 3.41m x 2.39m (11'2" x 7'10") A fitted kitchen posting a range of overhead, base and draw high gloss white unit with granite effect roll edged work surfaces above. A one bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, a deep fitted pantry cupboard, tile backsplash and a uPVC double glazed window.

DINING ROOM - 3.98m x 2.5m (13'0" x 8'2") A spacious dining area overlooking the courtyard garden. Double glazed windows and double glazed French doors leading to the outside space, wall mounted lighting, a gas central heated radiator and a door leading into:-



SHOWER ROOM A three-piece suite comprising of a low-level flush WC, a wall mounted wash hand and a single shower cubicle. PVC panelled walls, a single glazed window and extractor fan.

FIRST FLOOR

BEDROOM ONE - 4.6m x 3.55m (15'1" x 11'7") An incredibly large master bedroom to the front aspect of the property both space for an abundance of furniture, uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.59m x 2.42m (11'9" x 7'11") A generously sized double bedroom overlooking the rear courtyard. TV point, picture rails, uPVC double window and a gas central heated radiator.

BEDROOM THREE - 2.74m x 2.64m (8'11" x 8'7") uPVC double window on a gas central heated radiator.

BATHROOM A modern bathroom posting a low-level flush WC, a pedestal wash hand face and a double shower unit. PVC panel walls, ideal combination boiler and a chrome heater towel rail.

SECOND FLOOR

ATTIC ROOM - 3.69m x 3.51m (12'1" x 11'6") Vaulted ceilings, Velux windows and an electric heated radiator.

OUTSIDE

COURTYARD An enclosed courtyard garden that has been thoughtfully designed for ease of maintenance being predominantly laid to concrete, Perfect for alfresco dining.

Address 'Langs Road, Paignton, TQ3 2HH'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '58 | D'

Contact Details

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