



## Courtland Road | Paignton | TQ3 2AB

A gorgeous three bedroom town house located just moments from Paignton town and seafront. The home comprises of a welcoming entrance hallway that leads through to a large open plan kitchen/diner/living room perfect for entertaining, a spacious conservatory, a useful downstairs cloakroom, three double bedrooms with the master being en-suite, a further contemporary shower room, off road parking and beautifully kept low maintenance gardens. The property was developed in 2017 from the old British legion club and still features its beautiful cob stone façade. The property is perfectly located within just a short and level walk from an array of amenities such as schools, Paignton town and beach, Paignton harbour, Victoria park, a selection of shops, restaurants and cafes, the bus and train station as well as much more.

Asking Price Of £350,000

- BEAUTIFULLY PRESENTED THROUGHOUT
- MASTER EN-SUITE
- OFF ROAD PARKING
- SUN SOAKED LOW MAINTENANCE GARDEN
- SHORT LEVEL WALK TO AN ARRAY OF AMENITIES



**ENTRANCE** A composite double glazed front door opening into a welcoming inner hallway with oak doors leading through to the ground floor accommodation, a fitted storage cupboard, overhead lighting and a gas central heated radiator.

**KITCHEN/DINER/LOUNGE** A beautifully modern open plan kitchen/diner/lounge perfect for modern day living and entertaining. The kitchen area boasts a range of overhead, base and drawer shaker style units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an eye level electric double oven with grill integrated and a five ring gas hob with extractor hood above. Further integrated appliances include washing machine, dishwasher and fridge freezer as well as complimentary tile backsplash. Within the lounge/dining area is a uPVC double glazed octagonal bay window which makes for a great eat in area, space for ample furniture within the living section. Under stairs storage, overhead spotlighting, thermostat heating control, a gas central heated radiator and a door leading into:-

**CLOAKROOM** A useful downstairs cloakroom with a low-level flush WC and a pedestal wash hand basin. Overhead lighting and a chrome heated towel rail.

**CONSERVATORY** A sizeable conservatory to the rear aspect of the property overlooking the well kept gardens. Space for ample furniture, UPVC double glazed window and French doors leading out to the rear as well as a gas central heated radiator.

**Address** 'Courtland Lodge Courtland Road,  
Paignton, TQ3 2AB'

**Tenure** 'Freehold'

**Council Tax Band** 'D'

**EPC Rating** '78 | C'

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** A wonderfully spacious master bedroom to the front aspect of the property with two deep built in wardrobes, overhead spotlighting, double aspect uPVC double glazing with a window to the front and a beautiful octagonal bay window that would make a perfect seating area. Gas central heated radiator and an oak door leading into

**EN-SUITE** A great sized master en-suite boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

### SECOND FLOOR

**BEDROOM TWO** A further generously sized double bedroom to the front aspect of the home. Built in wardrobe, a uPVC double glazed window and a further velux window allowing a great amount of light to beam through, gas central heated radiator.

**BEDROOM THREE** A third sizeable smaller double bedroom, built in wardrobe, two Velux windows, eaves storage and a gas central heated radiator.

**SHOWER ROOM** A contemporary family shower room comprising of a low level flush WC, a pedestal wash hand basin and a walk in triple shower unit with modern tiled walls, extractor fan and a chrome heated towel rail.

**OUTSIDE** A beautifully manicured garden that has been thoughtfully designed for ease of maintenance being predominantly laid to patio with a raised flower bed boarder with a selection of mature shrubs and plants, perfect for alfresco dining and entertaining on a summers day.

**PARKING** Off road parking for a vehicle to the front of the property.

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.