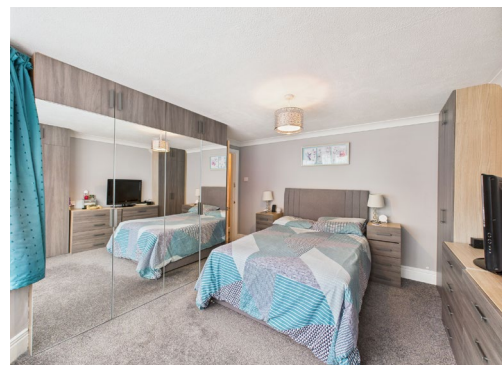




Langdon Road | Preston | Paignton | TQ3 2RJ

Asking Price Of £189,950

A two bedroom ground floor flat located in the popular residential area of Preston, Paignton. The flat sits within a stones throw of Preston parade of shops, doctors, pharmacy, Preston Sands beach, bus stops linking to nearby towns and the popular Oldway Mansions and Oldway Primary School. The property is in an exceptional condition with a large living room, a kitchen onto dining room, two bedrooms and a stunning shower room, off road parking for two vehicles and front and rear gardens. The property also enjoys beautiful sea and town views. Internal viewings are highly recommended.

- 2 BED GROUND FLOOR FLAT
- LUXUIRY KITCHEN
- LUXURY SHOWER ROOM
- GARDENS
- 2 PARKING SPACES
- LOVELY SEA VIEWS

ENTRANCE Double glazed front door leading into the inner hallway. Half height wall panelling. Doors leading to adjoining rooms. Central heating radiator.

LOUNGE- 5.7m x 3.5m (18'8" x 11'5") An exceptionally sized living room with incredible sea and town views across Paignton and across to Brixham. A feature fireplace. UPVC double glazed bay window. Gas central heating radiator.

DINING AREA - 2.88m x 2.21m (9'5" x 7'3") Space for a 4/6 seater dining table, the combination boiler is also located here nicely hidden in a floor to ceiling cupboard with additional shelving below. Large walk in storage cupboard with electrical point. UPVC double glazed window with open sea and town views. Gas central heating radiator.

KITCHEN - 2.84m x 2.02m (9'3" x 6'7") A modern fitted kitchen with a variety of wall mounted, base and drawer white units, sleek matt black roll edge worktops, a 1 bowl black composite sink and drainer unit. Built in electric single oven with a 4 ring gas hob. Space and plumbing for a washing machine and a large integrated fridge / freezer. Complimentary tiled wall splashback, beautiful sea views across Paignton and over to Brixham. UPVC double glazed window.

BEDROOM ONE - 3.91m x 3.82m (12'9" x 12'6") A generous sized master bedroom with a mixture of mirrored built in wardrobes, plain wardrobes, matching drawers and bedside cabinets. A UPVC double glazed window. Gas central heating radiator.

Address 'Langdon Road, Preston, Paignton'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'D'

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BEDROOM TWO - 3.3m x 2.34m (10'9" x 7'8") Another double bedroom to the front aspect of the property. Space for a variety of furniture. UPVC double glazed window, gas central heating radiator.

SHOWER ROOM A three piece suite consisting of a low level flush WC, vanity wash hand basin with mirrored bathroom cabinet above and a walk in walk out shower. Complimentary tiled wall surround, heated towel rail and a UPVC double glazed obscure window.

OUTSIDE Off road parking for 2 vehicles.

FRONT GARDEN. The front garden, which is set down away from the road and offers privacy, is arranged as a large patio area and for ease of maintenance several areas of artificial grass and also a variety of mature hedging and shrubs.

REAR GARDEN A south facing rear garden again enjoying spectacular sea and town views. The rear garden is tiered with a large decking area which leads to an area of artificial grass then onto a large feature patio where a **PURPOSE BUILT CHALET** is located and is ideal as a home office / gym / workshop.

UNDER HOUSE STORAGE Two large and secure under house storage areas the larger one benefiting from Power sockets.

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.