



Offers Over £260,000

Langs Road,
Paignton, TQ3 2HH

A well presented three bedroom mid terraced family home located in the highly desirable location of Preston, Paignton. The property comprises of a welcoming inner hallway, a spacious living room that opens into the dining room, a kitchen, utility area, a useful downstairs cloakroom, three bedrooms, a family shower room and sunny rear gardens. The home is perfectly situated within a short walk of local shops, doctors and pharmacies, bus links, Preston sands beach, cafes and restaurants, Oldway mansions, schools and more!



ENTRANCE A uPVC double glazed front door opening into a wide and welcoming inner hallway with stairs rising to the first floor, door leading through to the ground floor accommodation and overhead lighting.

LOUNGE A spacious living room to the front aspect of the home offering a great amount of space. A feature fireplace, oak flooring, picture rails, uPVC double glazed bay window and a gas central heated radiator. An archway leads seamlessly through to:-

DINING ROOM A great sized dining room that flows off of the living space perfect for entertaining. Oak flooring, uPVC double glazed window and a gas central heated radiator.

KITCHEN A sizeable fitted kitchen comprising overhead and base units with roll edged work surface above. A stainless steel sink and drainer unit, an electric cooker, tile backsplash, fitted shelving and space for a fridge freezer. Door leading into:-

UTILITY/LEAN TO A useful utility area with space and plumbing for a washing machine, dryer and fridge freezer, door leading to the rear gardens.

CLOAKROOM A handy downstairs cloakroom boasting a low level flush WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE A wonderfully large master bedroom featuring a vast amount of space for furniture. uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO A second generously sized double bedroom again offering ample space. UPVC double glazed window and a gas central heated radiator.

BEDROOM THREE A third sizeable bedroom that would also make an ideal office/study/hobby room etc. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in shower unit. Complimentary acrylic panelling and part tiling, uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE A sun soaked rear courtyard garden that has been thoughtfully designed for ease of maintenance with the gardens being predominantly laid to artificial lawn with a further large decking area perfect for outdoor dining and entertaining.

Address 'Langs Road, Paignton, TQ3 2HH'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '70 | C'

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