



Taylor's
sales & lettings

Guide Price £300,000 - £325,000

Langlands Close, Paignton, TQ4 7HA

A well presented four bedroom semi detached dorma bungalow located within a quiet cul-de-sac in Paignton. The property comprises of a welcoming entrance hallway, a spacious living room, kitchen through to dining room, a further sitting room, four double bedrooms with two of the bedrooms sharing a Jack and Jill en-suite, a further family bathroom, sunny rear gardens, off road parking and garage. The home is ideally situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links, the ring road and more, making it an ideal family home. The property is being offered for sale with no onward chain!



ENTRANCE HALLWAY A uPVC double glazed front door opens into a wide and welcoming entrance hall. The space features two fitted storage cupboards, a gas central heated radiator, stairs rising to the first floor and doors leading to the principal ground floor rooms.

LIVING ROOM A generously sized and light filled living room positioned to the front of the home. Offering ample space for a range of furnishings, this inviting space also features a charming electric fireplace, uPVC double glazed window and two gas central heating radiators.

KITCHEN The spacious fitted kitchen seamlessly flows into the dining area, creating the ideal setting for both everyday living and entertaining. It boasts a comprehensive range of base, drawer, and wall units with roll edged work surfaces, a stainless steel sink with drainer, electric cooker with extractor above and space for a fridge freezer. Finished with tiled splashbacks and a uPVC double glazed window framing views over open countryside.

DINING ROOM A perfect space for family meals or entertaining, the dining room accommodates a 6 seater table with ease. Complete with uPVC double glazed window and rear door opening out to the garden, plus a gas central heated radiator.

SITTING ROOM A versatile and spacious sitting room enjoying direct views over the rear garden. With sliding patio doors leading outside, this room is ideal for entertaining or relaxing. Overhead lighting and two gas central heated radiators complete the space.

BEDROOM FOUR/OFFICE A well proportioned double bedroom on the ground floor that would also make an ideal office or study, featuring sliding uPVC patio doors into the sitting room and a gas central heated radiator.

BEDROOM TWO A large double bedroom situated to the front of the property, featuring built in wardrobes, a uPVC double glazed window, and a gas central heated radiator.

SHOWER ROOM A three piece suite comprising a low level WC, pedestal wash hand basin and a walk in double shower enclosure. Complemented by tiled walls a gas central heated radiator, and an obscure uPVC double glazed window.

FIRST FLOOR

LANDING A sizeable landing space cleverly adapted into a sitting area/kitchenette ideal for independent living arrangements, teenagers, or guest use. Featuring uPVC double glazed windows overlooking the garden and access to the first floor bedrooms.

BEDROOM ONE A superbly proportioned master bedroom with views over the sun soaked rear garden. Benefiting from a uPVC double glazed window, Velux window, gas central heated radiator, and access to the modern Jack and Jill en-suite.

JACK AND JILL EN-SUITE A stylish and contemporary en-suite shared between bedrooms one and three. Featuring a walk in double shower, vanity wash hand basin with storage, low level flush WC, Velux window and a modern black heated towel rail.

BEDROOM THREE A third generous double bedroom, complete with built in wardrobes, drawers and desk, Velux window, and gas central heated radiator. Direct access to the Jack and Jill en-suite.

OUTSIDE

REAR GARDEN A west facing, sun soaked rear garden thoughtfully landscaped for both relaxation and entertainment. Highlights include a large composite decked area perfect for alfresco dining, a well maintained lawn, a pergola with mature planting, and a garden room currently used as a hot tub room.

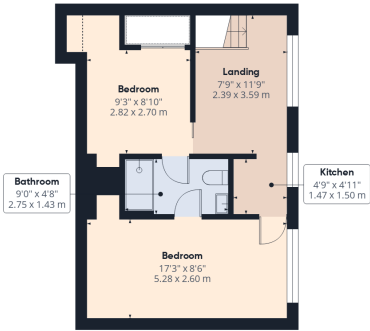
PARKING & GARAGE The property benefits from ample off road parking to the front suitable for multiple vehicles. Additionally a single garage is included featuring an up and over metal door, power and lighting.

AGENTS NOTES The property benefits from new roofs and new convention from two bedrooms to four bedrooms since 2023. In addition, all flat rooms are newly built.

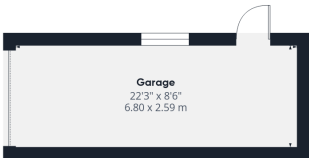
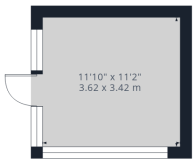
AGENTS NOTE Please note the property whilst being marketed as a four bedroom does require Torbay building control sign off for the loft conversion and extension.



Floor 0 Building 1



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Address 'Langlands Close, Paignton, TQ4 7HA'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

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