



Langdon Road | Paignton | TQ3 2RJ

Offers Over £300,000

An incredibly spacious three bedroom semi detached home situated in the desirable location of Preston, Paignton. The home offers a great amount of space and potential with a welcoming hallway, a great sized living room through to dining room, a kitchen, three double bedrooms, a bathroom and a WC. The home also boasts sizeable rear gardens and phenomenal sea views across to Berry Head, Brixham. The home is positioned a short walk from Preston shops, doctors, pharmacies, Preston sands beach, Oldway and more.

- SOUGHT AFTER LOCATION
- LARGE REAR GARDENS
- SPECTACULAR SEA VIEWS
- THREE DOUBLE BEDROOMS
- CLOSE PROXIMITY TO AN ARRAY OF AMENITIES

ENTRANCE HALLWAY A wooden front door opening into a beautifully bright and spacious hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, thermostat heating control and a gas central heated radiator.

LIVING ROOM - 4.18m x 4m (13'8" x 13'1") An incredibly sun soaked and large living room with spectacular sea views across to Berry Head, Brixham. Space for ample furniture, uPVC double glazed bay window and a gas central heated radiator. French doors opening into:-

DINING ROOM - 3.59m x 3.61m (11'9" x 11'10") A wonderfully spacious dining room overlooking the sunny rear gardens and the woodland. Space for a 6/8 seater dining table, exposed wooden floor boards, French doors leading into the living room perfect for entertaining and a gas central heated radiator.

KITCHEN - 2.43m x 2.06m (7'11" x 6'9") A 1 bowl stainless steel sink and drainer unit, two base and drawer units, square edged work surfaces to the side and a deep pantry cupboard. Double glazed windows and a door leading out to the rear gardens.

Address 'Langdon Road, Paignton, TQ3 2RJ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '63 | D'

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FIRST FLOOR

BEDROOM ONE - 4.41m x 3.45m (14'5" x 11'3") An incredibly large master bedroom with phenomenal sea views across the bay. Space for an abundance of furniture, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.37m x 3m (11'0" x 9'10") A further generously sized double bedroom to the rear aspect of the property overlooking the well kept gardens and woodland. Double glazed windows and a gas central heated radiator.

BEDROOM THREE - 2.71m x 2.39m (8'10" x 7'10") A sizeable double bedroom with again breathtaking sea views. uPVC double glazed window and a gas central heated radiator.

BATHROOM A pedestal wash hand basin and a panelled bath unit and a double glazed obscure window.

WC A low level flush WC and an obscure double glazed window.

OUTSIDE An incredibly large and well maintained rear garden predominantly laid to lawn with a selection of mature plants and shrubs, a sizeable patio area laid to concrete perfect for outdoor dining and entertaining.

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.