



Laura Grove, Paignton - TQ3 2LL

Paignton

Fixed Price £450,000



## Laura Grove

### Paignton

This detached family home is in a prime location in Laura Grove, benefitting from an excellent garden with sea views this property will make a wonderful home for a family or someone looking for accommodation largely on the ground floor with a good sized but flat garden.

The property has a driveway at the front and a spacious garage for additional storage. The ground floor comprises of a wide entrance hall with the main bedroom on the right hand side. The main bedroom has built in wardrobes and a bay window looking out to the front of the home. There is a front to back kitchen/dining room providing space for all of the family. The side porch also provides extra room for utilities. The lounge, spanning over five metres in length looks out to the rear garden.

Upstairs, the property has a further double bedroom with built in wardrobes, a shower room and a single, third bedroom. To manage prospective buyers expectations the head height in the shower room is slightly restricted. The garden at the property is mostly flat with a large lawn and pretty shrub borders. There are far reaching sea views from the garden which add to the appeal of this fabulous home.

ABS



### **GARDEN**

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### **GARAGE**

Single Garage

### **ON DRIVE**

2 Parking Spaces



# Laura Grove

## Paignton

Situated in a favoured residential area within Preston. Preston offers a range of shopping, cafes and restaurants, school and bus service. There are beaches at Preston and Hollicombe and a pleasant green on the seafront promenade. Paignton town centre offers a range of shopping plus cafes, bars and restaurants. There is a lovely sandy beach, pleasure green, pier and picturesque harbour.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached house
- Driveway and garage
- Superb rear garden
- Large living room
- Front to back kitchen/dining room
- Utility space
- Two bathrooms
- Three bedrooms
- Excellent storage





ABSOLUTE



### Ground Floor

Approx. 99.5 sq. metres (1070.7 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Total area: approx. 135.4 sq. metres (1457.6 sq. feet)



## Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

<http://www.movewithabsolute.co.uk>

