



Connells

Langridge Road
Paignton



Property Description

****Guid price £250,000-£260,000****This spacious three-bedroom home, nestled in a sought-after residential area, boasts a well-thought-out layout perfect for modern living. As you enter, you're greeted by a welcoming lounge area, offering ample space for relaxation. Adjacent to the lounge is a separate kitchen, providing a functional and practical cooking space, while a utility room with a shower offers convenience and versatility. Additionally, there's a further study and dining room(currently being used as a fourth bedroom), ideal for those who require dedicated workspace or enjoy hosting dinner parties. Moving upstairs, you'll find three generously sized bedrooms, each offering comfort and privacy, along with a well-appointed bathroom, catering to the needs of the household. Outside, the property features driveway parking, ensuring convenience for multiple vehicles, and a level rear garden, perfect for outdoor activities and al fresco dining during warmer months. Whether it's enjoying a morning coffee on the patio or hosting a barbecue with friends and family, the outdoor space provides endless opportunities for relaxation and recreation. With its convenient layout, ample amenities, this extended three-bedroom home offers the perfect blend of comfort and functionality. Whether you're a growing family, a couple, or a professional seeking a peaceful retreat, this property caters to a variety of lifestyle needs.

Accommodation

uPVC obscure double glazed entrance door leading up to the first floor and doors leading to principal rooms.

Lounge

16' 3" max x 10' 6" max (4.95m max x 3.20m max)

uPVC double glazed window to the front aspect, open feature fireplace with wooden surround, tv point and power points.

Kitchen

12' 8" max x 8' 8" max (3.86m max x 2.64m max)

uPVC double glazed window to the rear aspect, rolled edge worksurfaces, electric oven, four ring induction hob with chrome splashback and extractor above, single drainer sink unit with mixer tap over and space for fridge freezer,

Lobby Area

Storage cupboard with lighting.

Utility/ Shower Room

8' 9" max x 6' 9" max (2.67m max x 2.06m max)

uPVC double glazed window to the rear aspect, plumbing for washing machine, space for tumble dryer, wall mounted combi-boiler, walk in double shower cubicle with wall mounted double headed power shower, paneling, low level wc and wall mounted wash hand basin.

Garden Lounge

15' 3" max x 13' 5" max (4.65m max x 4.09m max)

Dome roof window, Laminate flooring, power points and door leading through to

Dining Room/Study

9' 3" max x 8' 5" max (2.82m max x 2.57m max)

Radiator.

First Floor Landing

Loft access and doors leading to principal rooms.

Bedroom One

16' 4" max x 9' 1" max (4.98m max x 2.77m max)

uPVC double glazed window to the front aspect, radiator, tv point and power points.

Bedroom Two

16' 4" max x 9' 1" max (4.98m max x 2.77m max)

Two uPVC double glazed windows to the rear aspect, storage cupboard, double radiator and power points.

Bedroom Three

9' 9" max x 7' 5" max (2.97m max x 2.26m max)

uPVC double glazed window to the front aspect and power points.

Bathroom

uPVC obscure double glazed window to the rear aspect, suite comprising panel enclosed bath with shower attachment, low level wc, pedestal wash hand basin, paneling and radiator.

Outside

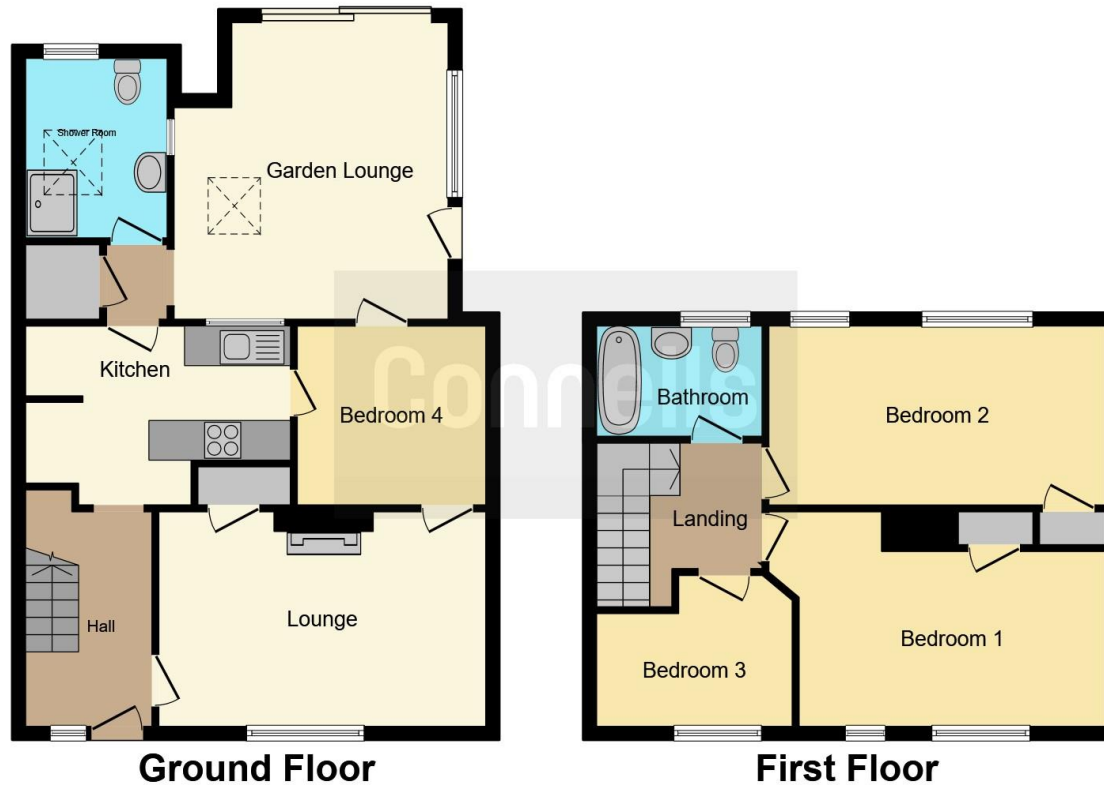
To the front of the property there is off road parking and a lawned area with mature shrubs.

The rear garden is a level lawned area with outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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