



Asking Price Of £399,950

Laura Grove, Paignton,  
TQ3 2LJ

A wonderfully spacious three bedroom detached bungalow located in the highly desirable location of Preston, Paignton. The bungalow comprises of a welcoming entrance hallway, a sizeable living room, a recently fitted kitchen, a formal dining room, two double bedrooms, a shower room, a further cloakroom, large and beautifully maintained rear gardens, off road parking and garage. The property is ideally situated within easy reach of Oldway mansions, schools, local shops, doctors and pharmacies, as well as much more.



**ENTRANCE PORCH** A uPVC double glazed front door opens into a welcoming entrance porch with side aspect uPVC double glazed windows and a secondary door leading into the main hallway.

**HALLWAY** A spacious and inviting hallway providing access to the adjoining rooms. Features include fitted storage cupboards, a gas central heating radiator, and stairs rising to the loft room.

**KITCHEN** A well proportioned kitchen fitted with a range of wall, base and drawer units with work surfaces over. Incorporating a 1 bowl ceramic sink and drainer, electric oven, four ring gas hob with extractor hood above, and space and plumbing for a washing machine and additional under counter appliance. Further benefits include a deep fitted pantry cupboard, uPVC double glazed window, and gas central heating radiator.

**LIVING ROOM** A bright and spacious living room offering ample space for a range of furnishings, with a TV point, uPVC double glazed window, and gas central heating radiator.

**DINING ROOM / BEDROOM THREE** A versatile and generously sized reception room that could equally serve as an additional bedroom. Enjoying stunning sea views towards Thatcher Rock, the room benefits from dual aspect uPVC double glazed windows and a gas central heating radiator.

**BEDROOM ONE** A spacious principal bedroom situated to the front of the property, featuring fitted wardrobes and dressing table. A uPVC double glazed window overlooks the front garden, alongside a gas central heating radiator.



**BEDROOM TWO** A further generously sized double bedroom overlooking the attractive rear gardens. Fitted wardrobes and drawers provide excellent storage, and dual aspect uPVC double glazed windows and a gas central heating radiator.

**BATHROOM** Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, and shower unit. Complemented by tiled walls, a uPVC obscure double glazed window, and gas central heating radiator.

**CLOAKROOM** A useful additional cloakroom fitted with a low level WC and uPVC obscure double glazed window.

**LOFT ROOM** A useful and versatile loft space offering excellent additional space for storage or occasional use, featuring windows, eaves storage, and a partition leading to a further loft area.

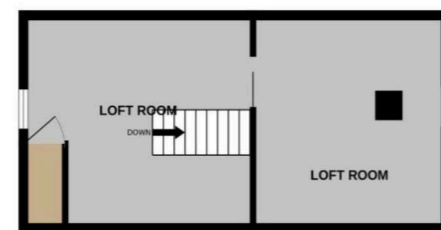
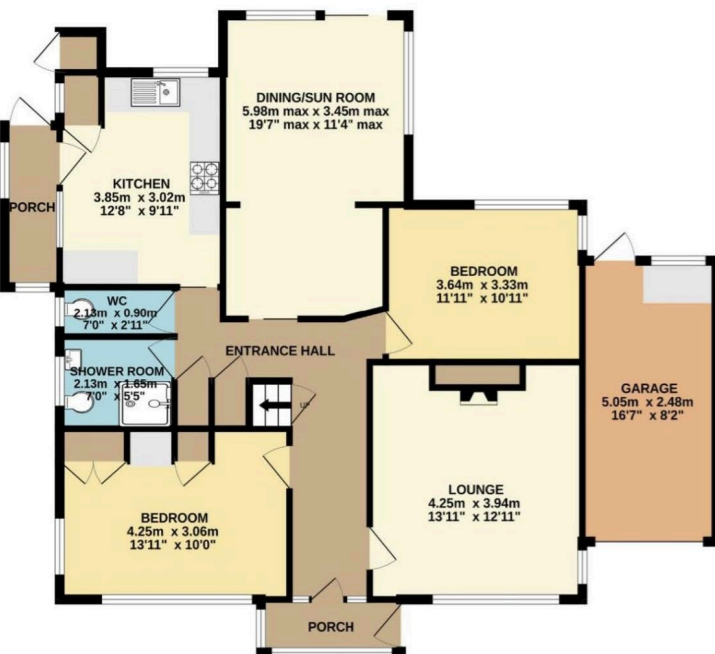
Please note - this space has not been converted to current building regulation standards and is therefore not classed as habitable accommodation.

## OUTSIDE

**REAR GARDENS** A wonderfully large and sunny rear garden enjoying a substantial patio area, ideal for alfresco dining and outdoor entertaining. Steps descend to an expansive lawn bordered by mature shrubs and hedging, providing privacy and year round colour. A pathway leads through an attractive cast iron gate and arched hedging to a further private garden area with additional lawned space. The gardens also benefit from two sheds, a summer house, access to the garage and under house storage, together with a beautiful variety of established plants and shrubs.

**GARAGE** Up and over garage door opening into a single garage with ample storage space, lighting, power points, and courtesy door providing access to the rear garden.

**PARKING** Off road parking located to the front of the property.



Address 'Laura Grove, Paignton, TQ3 2LJ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '64 | D'

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ