



Cranleigh Lodge



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Mortimer Avenue, Preston, Devon, TQ3 1LR

Torquay Marina 3 miles Newton Abbot 8 miles Exeter 23 miles Totnes 6 miles

**A five-bedroom detached period home, close to local shops and Oldway Primary School with Study area, Garage & wrap around Garden.**

- Detached
- Family Bathroom & En-suite
- High Ceilings
- Close to local schools & Seafront
- EPC: E
- Garage
- Two Reception Rooms
- Wrap Around Garden
- Period Features
- Council Tax: Band E

## Guide Price £500,000

A five-bedroom detached period home set in a quiet cul-de-sac in Preston, Paignton, close to local shops and Oldway Primary School. The property retains charming features including fireplaces & parquet flooring, and high skirting boards, while benefiting from modern updates.

The ground floor offers a spacious hall, elegant living and dining rooms with period fireplaces, a large modern kitchen with extension and garden access, plus a study/utility area, WC, carport, and integral garage.

Upstairs, the master bedroom has a stylish en-suite, with two further doubles, a family bathroom, and access to the second floor where two more bedrooms are found.

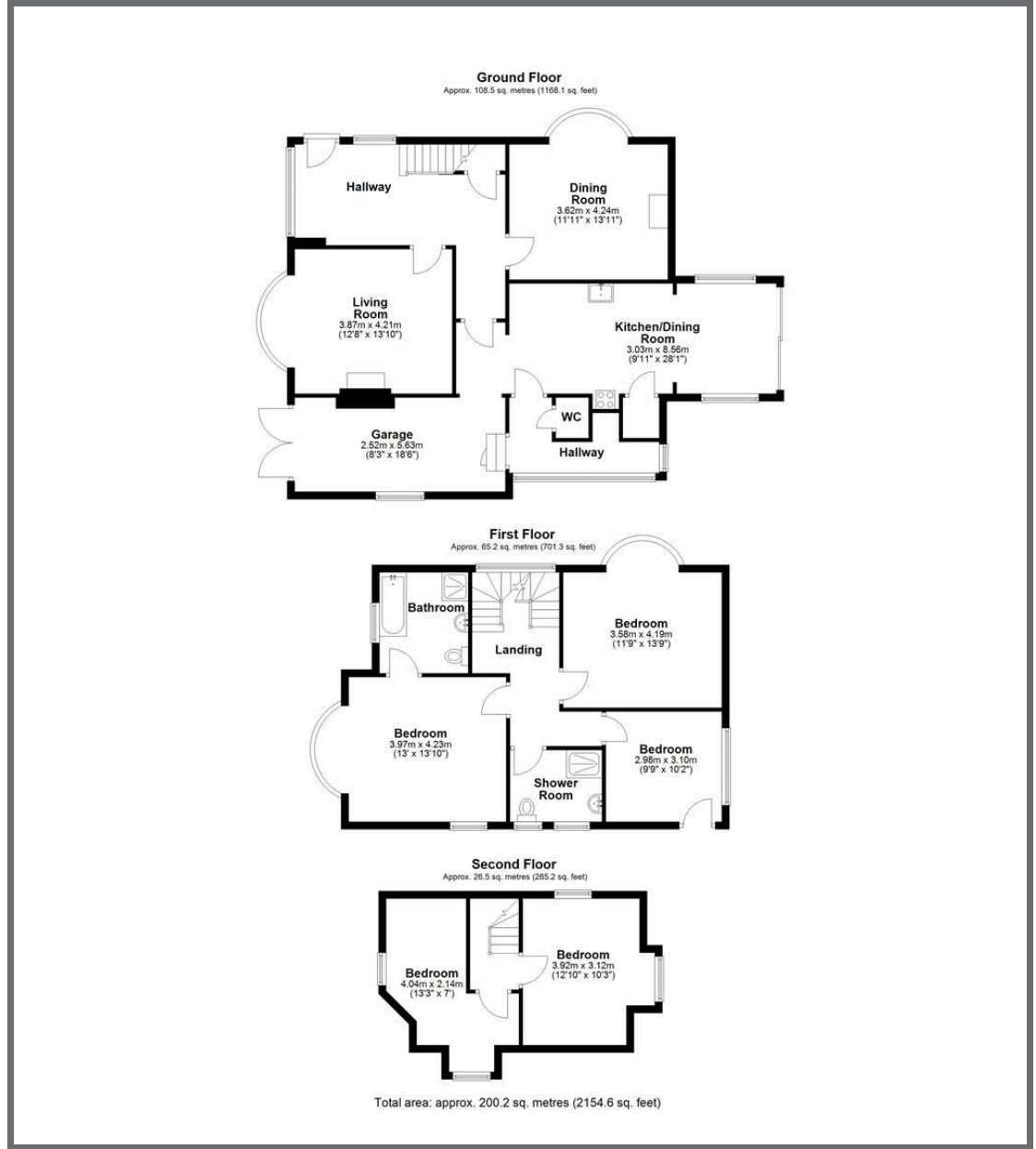
Outside, wraparound gardens feature lawns, patios, and a raised deck, providing ideal entertaining space. The property also includes a garage.

Freehold | EPC: E | Council Tax: Band E





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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