



# 18 Lamma Lane

Preston, Paignton, Devon, TQ3 1PS



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**Detached Modern & Spacious Four Bedroom Family Home  
Popular Residential Location Close to Schools & Arterial Roads  
Kitchen/Breakfast Bar, Lounge, Snug & Sun Lounge  
Rear Garden, Bespoke Purpose Built Outside Bar/Recreation Room  
Large Driveway with Parking For 6 Cars & Two Garages  
Currently Being Rented Via Airbnb**

## LOCATION

Situated in a popular residential area close to the busy suburb of Preston, with its selection of shops and local amenities and the beach. The area offers primary and secondary schools and easy access to the Torbay Ring Road. There is also a local bus service.

## DESCRIPTION

18 Lammas Lane is a modern and spacious family home. The property benefits from 3 large double bedroom, master being ensuite, and a standard double. The good size entrance hall provides access to the lounge, snug, sunroom, kitchen/breakfast room and cloakroom.

The garden to the rear overlooks a wooded area and has a unique feature, the bespoke bar/recreation room, perfect for the English weather. The driveway to the front offers parking for circa 6 cars and access to two garages. The property must be viewed to fully appreciate what is on offer.

The property is currently being rented via Airbnb, generating an income of circa £40,000 per annum. However, the property will be available with Vacant Possession if required.

Ref No: 5470

£650,000 Freehold

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The property comprises:-

A composite front door with obscure glass panel opens to:-

## HALL

With limestone tiles and access to:-

## LOUNGE

Carpeted with windows to 2 sides, French doors through to the Sunroom.

## SNUG

With grey oak wood flooring. Open access to Sunroom.

## DOWNSTAIRS CLOAKROOM

## KITCHEN

With a range of quality wall and floor mounted cupboards, granite worktop incorporating breakfast bar, inset electric hob with exterior extraction unit, eye level integral Bosch microwave and oven. Integral dishwasher, 1 ½ sink unit with drainer, tiled splash back. Underfloor heating and wood effect floor tiles. Leading to:-

## UTILITY ROOM

Wall and floor mount cupboards, large sink with drainer, plumbing for washing machine and tumble dryer. Storage cupboard and access to side path leading to the driveway and garden.

## SUNROOM

Solid wood flooring, floor to ceiling windows to front and side, double door to garden.

From the hall stairs to:-

## SPACIOUS LANDING

Leading to:-

## MASTER BEDROOM

With rear aspect and ensuite shower room. Heated towel rail.

## BEDROOM 2

Large double with window to each side.

## BEDROOM 3

Large double with windows to 3 sides.

## BEDROOM 4

Standard double with rear aspect.

## FAMILY BATHROOM

With bathroom suite and separate shower cubicle. Heated towel rail.

## LOFT

Part boarded.

## OUTSIDE

## DRIVEWAY

Brick paved offering parking for circa 6 cars.

## GARAGES

Two separate garages with up and over doors and electrical supply, housing the Worcester boiler.

## REAR GARDEN

Resin bond pathways providing access around the house. Artificial grass lawn.

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## BAR/RECREATION ROOM

Bespoke purpose built room with exposed timber ceiling and wood & corrugated iron panelling, window to 3 sides, bar and electric supply.

## GENERAL INFORMATION

The property is fitted uPVC windows and external door and gas central heating.

## TENURE

Freehold.

## UTILITIES

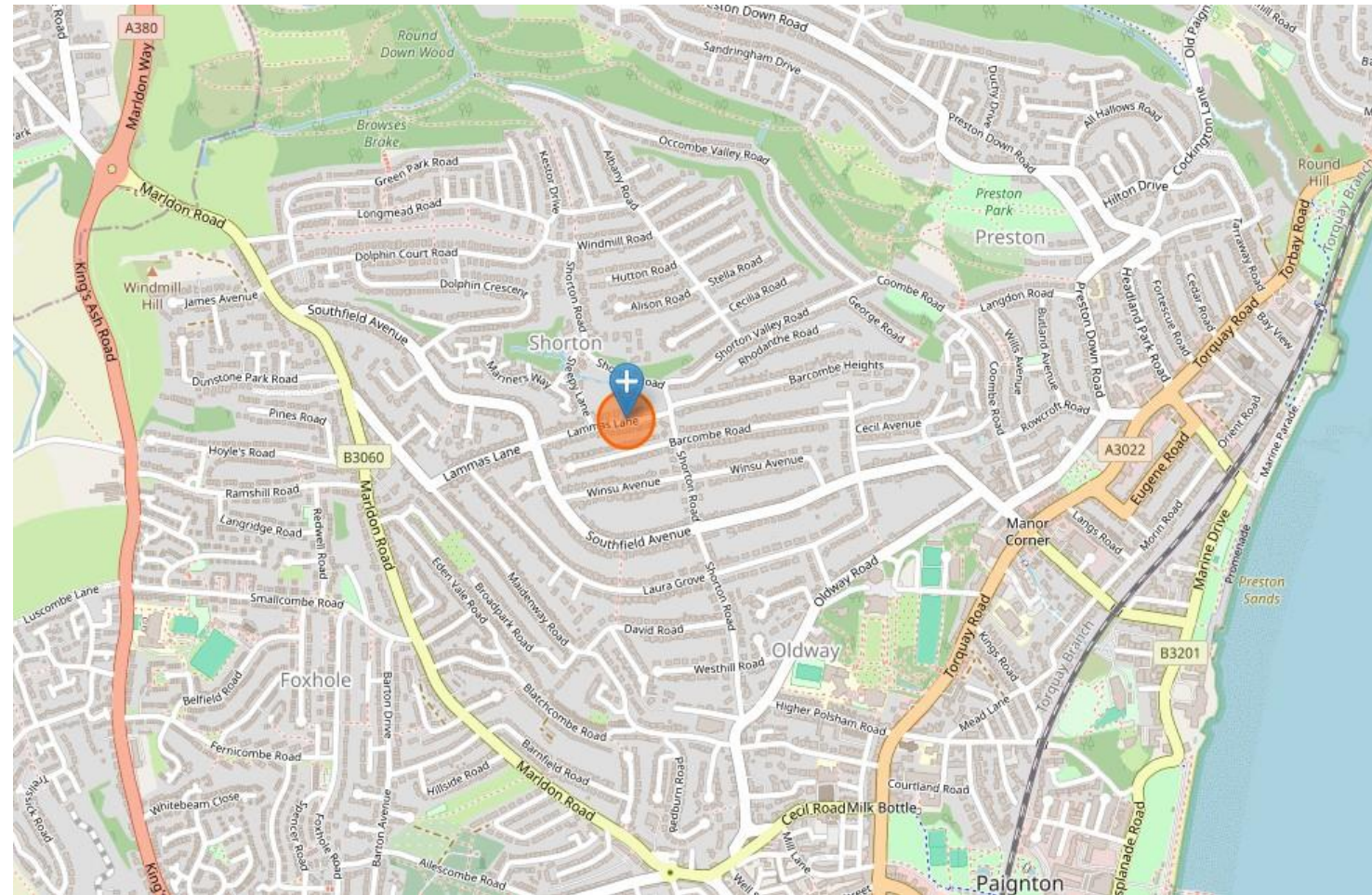
The property is connected to all mains services.

## COUNCIL TAX BAND F

## EPC RATING C

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.



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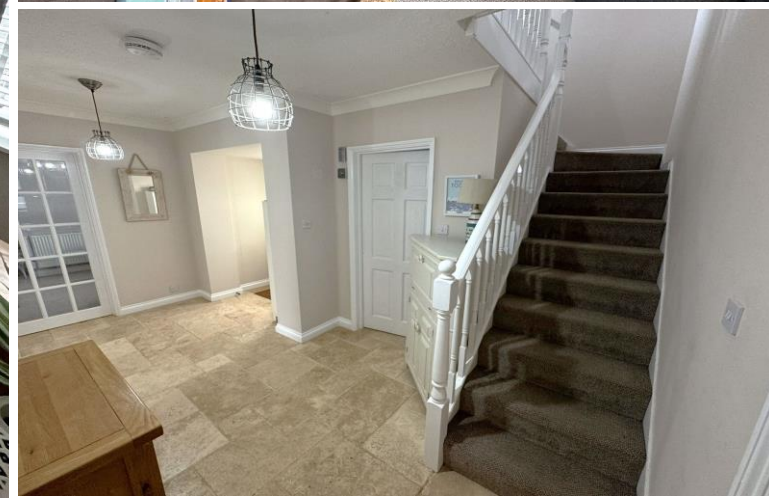


Family Business  
3 Generations  
Since 1943



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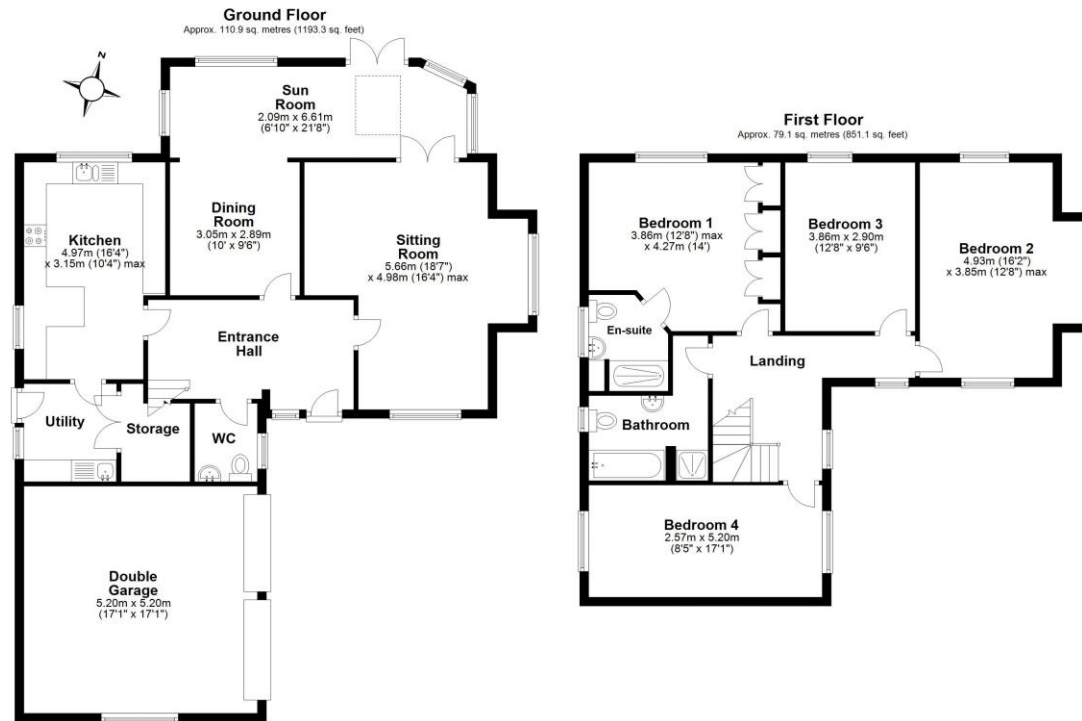
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Total area: approx. 189.9 sq. metres (2044.4 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.  
Plan produced using PlanUp.

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
221 St Marychurch Road  
Torquay  
Devon  
TQ1 4NB



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