



Taylor's
sales & lettings

Asking Price Of £235,000

Langs Road, Paignton,
TQ3 2HJ

A well presented three bedroom family home located in the desirable location of Preston, Paignton. The property comprises of a welcoming entrance hallway, a bright and airy living room, a spacious kitchen/diner, a useful downstairs cloakroom/utility, three bedrooms with the master being en-suite, a further family bathroom and sunny south west facing rear gardens. The property is perfectly situated within easy reach of Preston beach, local shops, doctors and pharmacies, cafes, schools and more. The home is being offered for sale with no onward chain!



ENTRANCE HALL A uPVC double glazed composite front door opens into a bright and welcoming entrance hall, providing access to the ground floor accommodation with stairs rising to the first floor. Features include a thermostat heating control, ceiling lighting and a gas central heating radiator.



LIVING ROOM A bright and spacious living room featuring an attractive electric fireplace, TV and broadband points, a large uPVC double glazed bay window allowing plenty of natural light, and a gas central heating radiator.

KITCHEN/DINING ROOM A well proportioned kitchen/dining room fitted with a range of wall, base and drawer units with complementary work surfaces over. The kitchen incorporates a stainless steel sink and drainer, an electric oven with grill, a four ring electric hob with extractor hood above, and an integrated fridge freezer. The generous dining area comfortably accommodates a 6 seater dining table and benefits from excellent fitted storage within the chimney breast alcoves and beneath the stairs. uPVC double glazed French doors open onto the rear garden, creating an ideal space for both everyday family living and entertaining. A gas central heating radiator.

CLOAKROOM/UTILITY A practical ground floor cloakroom/utility comprising a low level WC, pedestal wash hand basin, space and plumbing for a washing machine with work surface above, and a cupboard housing the Worcester boiler. Additional features include a uPVC obscure double glazed window and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A generous principal bedroom positioned to the front of the property, featuring an attractive decorative fireplace surround, a uPVC double glazed window, a gas central heating radiator, and direct access to the en-suite shower room.

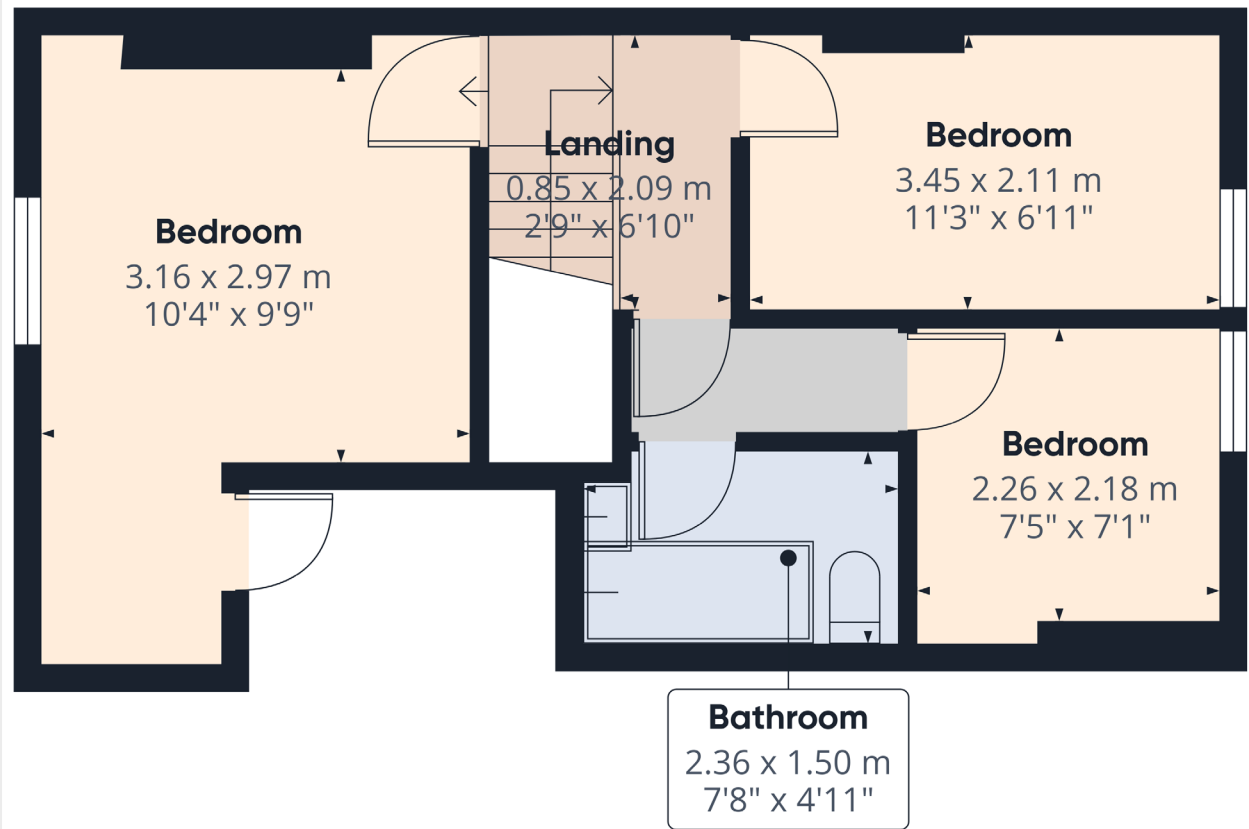
EN-SUITE A contemporary en-suite comprising a low level WC, vanity wash hand basin with fitted storage beneath, and a corner shower enclosure. Finished with complementary Aqua panelled walls, an extractor fan and a chrome heated towel rail.

BEDROOM TWO A well proportioned double bedroom overlooking the sunny rear garden, benefiting from a uPVC double glazed window and a gas central heating radiator.

BEDROOM THREE A good sized single bedroom, ideal as a child's bedroom, home office or study, complete with a uPVC double glazed window and a gas central heating radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath. Complemented by tiled walls and a chrome heated towel rail.

OUTSIDE To the rear is a well positioned south west facing garden, designed for ease of maintenance and enjoying sunshine throughout much of the day. A paved patio, accessed directly from the kitchen/dining room leads to a sun deck perfect for alfresco dining and outdoor entertaining, with steps descending to a further patio seating area.



Address 'Langs Road, Paignton, TQ3 2HJ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '65 | D'

Taylor's Estate Agents
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