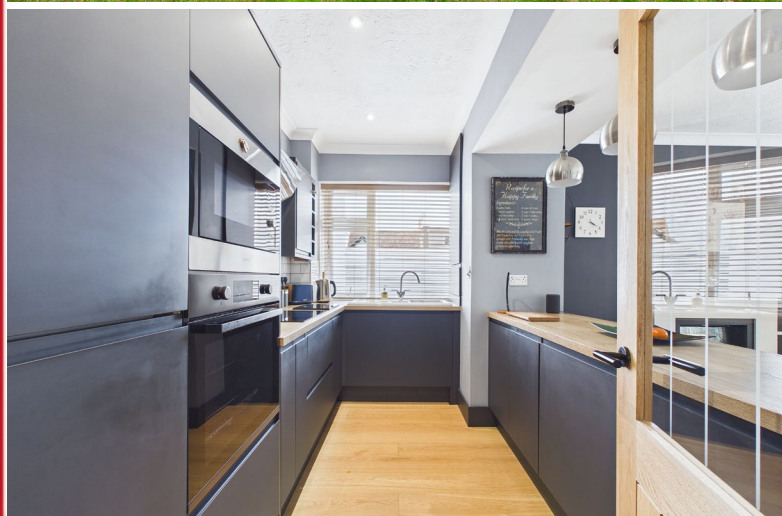
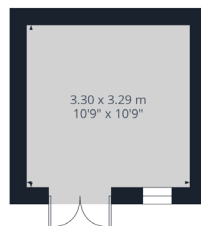
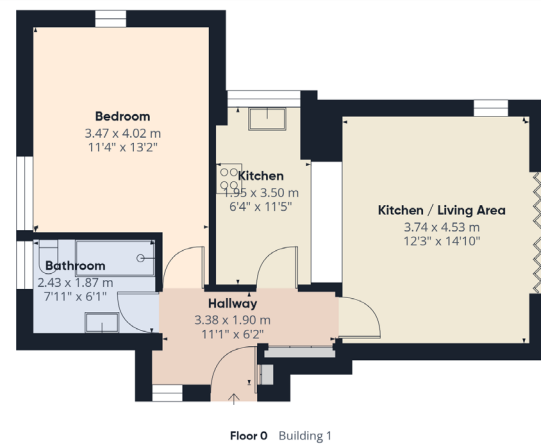




Asking Price Of £180,000

Laura Grove, Paignton,
TQ3 2LP

A beautifully presented one bedroom ground floor apartment, ideally situated within the highly sought after area of Preston, Paignton. The property has been thoughtfully modernised throughout and offers well proportioned accommodation comprising a welcoming entrance hallway, contemporary kitchen, spacious open plan lounge/diner, generous double bedroom and a beautifully appointed shower room. Externally the property enjoys a sunny and attractively landscaped rear garden, featuring a raised sun deck, patio area with pergola, lawn and a versatile timber built cabin as well as allocated parking. Conveniently positioned within easy reach of Oldway Mansions, local shops, bus links, doctors' surgeries, pharmacies and a range of other amenities, this wonderful home would make an ideal first time purchase, investment or downsize opportunity. The property is offered for sale with no onward chain.



ENTRANCE HALLWAY A composite double glazed front door opens into a welcoming entrance hallway, with attractive oak cottage style doors leading to the adjoining rooms. The hallway benefits from fitted storage cupboards, internet points and a radiator.

KITCHEN A beautifully presented and contemporary kitchen, fitted with a range of matching wall, base and drawer units complemented by square edged work surfaces. Features include a ceramic sink and drainer, integrated electric oven with grill, induction hob with extractor hood above and an eye level integrated microwave. Further integrated appliances include a fridge freezer, dishwasher and washing machine. The kitchen is finished with tiled splashback and a uPVC double glazed window. A large open archway within the kitchen overlooks the living space, with additional cabinetry and work surfaces creating an ideal layout for modern living and entertaining.

LOUNGE/DINER A spacious and versatile lounge/diner offering ample room for both living and dining furniture. The room enjoys a wonderful open plan feel, seamlessly connecting with the kitchen via a large archway, while bi-fold doors open directly onto the sun deck and rear garden. Additional features include an electric fire, TV point, uPVC double glazed window and radiator.

BEDROOM A generously proportioned double bedroom offering ample space for bedroom furnishings. The room benefits from double aspect uPVC double glazed windows and a radiator.

SHOWER ROOM A beautifully appointed and contemporary shower room comprising a low level flush WC, double vanity unit with storage beneath and a spacious walk in double shower. The room is complemented by attractive wall panelling, a chrome heated towel rail and an obscure uPVC double glazed window.

OUTSIDE

REAR GARDEN The sunny rear garden has been thoughtfully designed for ease of maintenance and offers several attractive areas for relaxation and entertaining. Directly accessed from the living space is a raised sun deck, ideal for alfresco dining and enjoying the sunshine. Steps lead down to a generous patio area with a pergola overhead, creating an excellent space for outdoor entertaining. To the side is an area of lawn bordered by a selection of mature shrubs and plants. The garden also features a timber built cabin with electricity and an electric radiator, providing an ideal home office, workspace or hobby room.

PARKING The property benefits from allocated parking for one vehicle.

Address 'Laura Grove, Paignton, TQ3 2LP'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '44 | E'

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