



Lammas Lane | Paignton | TQ3 2PX

Asking Price Of £385,000

An incredibly presented two bedroom detached bungalow located in the ever sought after location of Preston, Paignton. The home has been finished to a wonderful standard and comprises of a welcoming entrance hallway, a sizeable living room, a spacious dining room, a beautifully modern and large kitchen/diner, a utility room, WC, two bedrooms, a contemporary family bathroom, as well as a sun soaked south facing rear garden, bundles of off road parking and a garage. The bungalow boasts wonderful sea views across the bay and is move in ready for any buyer.

- DETACHED BUNGALOW
- AMPLE OFF ROAD PARKING
- SOUTH FACING REAR GARDEN
- SEA VIEWS
- BEAUTIFULLY PRESENTED THROUGH OUT

**ENTRANCE HALLWAY** A composite front door opening into a wide and welcoming hallway. Solid oak doors leading to adjoining rooms, stairs rising to the first floor. Overhead pendant lighting. A large storage cupboard and a gas central heating radiator.

**KITCHEN/DINER** - 6.55m x 3.45m (21'6" x 11'4") A beautifully modern and spacious kitchen/diner perfect for modern day living and entertaining. A range of wall mounted, base and drawer shaker style units with marble effect work surfaces over. A 1.2 bowl composite sink and drainer unit, an eye level electric double oven with grill integrated, an induction hob with extractor above, an eye level integrated microwave as well as fridge/freezer and dishwasher. A vast amount of larder cupboards. An eat in kitchen island with breakfast bar seating for four. Complimentary tile backsplash. Two uPVC double glazed windows, gas central heating radiator and a uPVC double glazed door leading into:-

**UTILITY** - 2.51m x 1.98m (8'3" x 6'6") Space and plumbing for a washing machine and tumble dryer. This is also where the Glow Worm combination boiler can be located. uPVC double glazed door leading out to the rear garden.

**CLOAKROOM** A low level flush WC, a wall mounted wash hand basin, uPVC obscure double glazed window and a gas central heating radiator.

**LOUNGE** - 4.57m x 3.58m (15'0" x 11'9") A light filled and roomy living room with space for a variety of furniture. Incredible sea views across Paignton. A feature electric fireplace, TV point, coving, uPVC double glazed bay window and a gas central heating radiator. Archway leading into:-

**DINING ROOM** - 3.28m x 3.18m (10'9" x 10'5") A spacious dining room with space for a 6-8 seater dining table as well as additional pieces. Phenomenal sea views across to Berry head, Brixham. Understairs storage cupboard. uPVC double glazed French doors leading out to the rear garden. Gas central heating radiator.



**BATHROOM** A contemporary family bathroom with a three piece suite comprising of low level flush WC, a vanity wash hand basin with high gloss fitted storage below, a bath unit with shower attachments over and a protective glass screen. A wall mounted mirrored medicine cabinet, complimentary tiling, deep airing cupboard, a black heated towel rail and two uPVC obscure double glazed windows.

**BEDROOM ONE** - 4.27m x 2.54m (13'12" x 8'4") A spacious double bedroom with breathtaking sea views across Paignton and Brixham. Velux window, a deep built in wardrobe, uPVC double glazed window and a gas central heating radiator.

**BEDROOM TWO** - 4.39m x 4.34m (14'5" x 14'3") (L-shaped) An incredibly large double bedroom with exceptional views across the entire bay. Double aspect double glazing and a gas central heating radiator. Built in wardrobe and additional eaves storage.

#### OUTSIDE

**GARAGE** - 5.31m x 2.54m (17'5" x 8'4") Metal roller door, overhead lighting, electric points, built in storage cupboards and window.

A block paved driveway allowing off road parking for up to five vehicles. Electric sockets and water tap.

**REAR GARDEN** A wonderfully sun soaked south facing rear garden with breathtaking sea views. The garden has been thoughtfully landscaped for ease of maintenance with an incredibly large composite deck with inset LED lighting and room for an abundance of outdoor furniture perfect for entertaining and outdoor dining. There is also a sizeable lawned area, pebble stoned sections with a pergola area. The garden also boasts outdoor lighting and power points making it the perfect place to entertain on those summer days and evenings. Water tap.

**AGENTS NOTE** Please note this property is being sold by a member of the Taylors staff.

Address 'Lammas Lane, Paignton, TQ3 2PX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '50 | E'

#### Contact Details

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