



## Lammas Lane | Paignton | TQ3 2PX

An incredibly spacious two bedroom detached bungalow located in the ever desirable location of Preston, Paignton. The property offers an abundance of space and comprises of a welcoming entrance hallway, a large living room, a dining room through to kitchen, a cloakroom, two double bedrooms, a shower room, front and rear gardens, off road parking and a garage. The property enjoys great sea views across the bay and is within easy reach of Preston shops, doctors, Oldway mansions, Ocombe woods, the ring road and more.

Offers Over £375,000

- WONDERFUL SEA VIEWS
- GARAGE AND PARKING
- SOUGHT AFTER LOCATION
- SPACIOUS ACCOMMODATION
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDENS

**ENTRANCE HALLWAY** A uPVC double glazed door opening into a beautifully bright and spacious entrance hallway with doors leading to the adjoining rooms, a deep fitted airing cupboard, overhead lighting, cupboard housing the fuse box and metres, loft hatch and a gas central heated radiator.

**LIVING ROOM** - 5.01m x 4.01m (16'5" x 13'1") A wonderfully large and light filled living room with spectacular sea views from Thatchers Rock, Torquay and across to Berry Head, Brixham. Space for an abundance of furniture, tv and internet points, double aspect uPVC double glazed windows and a gas central heated radiator.

**DINING ROOM** - 3.65m x 3.41m (11'11" x 11'2") A sizeable dining room opening into the kitchen perfect for entertaining. Space for a 6/8 seater dining table, double aspect uPVC double glazed windows overlooking the rear gardens and a gas central heated radiator.

**KITCHEN** - 4.22m x 2.18m (13'10" x 7'1") A range of overhead, base and drawer units with a two and a half bowl stainless steel sink unit with tap above. An electric eye level double oven with a four ring induction hob with extractor hood above. Space for a fridge, complimentary tiled backsplash and flooring, uPVC double glazed windows, gas central heated radiator and a door leading out to:-

**REAR PORCH** Tiled flooring, doors leading into the garage, cloakroom and rear gardens.

**CLOAKROOM** A low level flush WC and a wall mounted wash hand basin. uPVC double glazed obscure window as well as the Worcester combination boiler.

Address 'Lammas Lane, Paignton, TQ3 2PX'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

### Contact Details

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**BEDROOM ONE** - 3.63m x 3.45m (11'10" x 11'3") An incredibly spacious master bedroom to the rear aspect of the home with an abundance of built in furniture boasting wardrobes, drawers, and side units. uPVC double glazed window overlooking the well maintained rear gardens and a gas central heated radiator.

**BEDROOM TWO** - 3.63m x 3.15m (11'10" x 10'4") A further generously sized double bedroom this time to the front aspect of the home with wonderful sea views out to Berry Head, Brixham. Built in wardrobes and dressing area, uPVC double glazed window and a gas central heated radiator.

**SHOWER ROOM** A modern three piece suite boasting a low level flush WC, a vanity wash hand basin with high gloss fitted storage below and a corner shower unit. PVC panelled walls, uPVC obscure double glazed windows and a chrome heated towel rail.

**OUTSIDE** A vast amount of off road parking for up to 4 vehicles leading up to the garage with a sizeable further front garden laid to patio with a mature palm tree and shrubs with stunning sea views.

**REAR GARDENS** The rear gardens have been thoughtfully designed for ease of maintenance with a large pebble stoned area, a patio area and a decking section with an idyllic sea view across to Thatchers rock, perfect for outdoor dining and entertaining. There are variety of mature plants and shrubs dotted around the garden, a sizeable summer house, side gate access and water tap.

**GARAGE** - 6.54m x 2.43m (21'5" x 7'11") Metal up and over door, overhead lighting, electric points and a service door leading into the rear hallway.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.