



Logan Road, Preston, Paignton

£382,000



**WILLIAMS HEDGE**  
estate agents



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1 LOGAN ROAD, PRESTON, PAIGNTON, DEVON TQ3 2AZ

Detached home | Convenient and accessible location | Close to Paignton seafront and beach  
4/5 bedrooms | Two bathrooms | Sitting room | Dining room | Kitchen | Low maintenance gardens  
Off-road parking for 2/3 vehicles | Flexible layout with potential for dual living/two separate units.

A spacious detached home in the sought-after level Preston area and just minutes from the seafront. The property offers 4-5 bedrooms and a flexible layout and could easily be adapted for dual family living/two separate units or for use as a spacious family home which is close to the amenities of Paignton Green, seafront and Beach. Approached from the road, double iron gates open onto a driveway which provides off-road parking for 2/3 vehicles and a pathway leads to the front door. An entrance porch leads to the reception hallway with stairs to the first floor and access to the ground floor accommodation which comprises, a bay windowed bedroom, dining room with bay window to side, sitting room with sliding doors to the garden, kitchen, ground floor bedroom 5/study and a ground floor bathroom/W.C. On the first floor are three bedrooms and a bathroom/WC. Outside the property enjoys low maintenance gardens with several different seating/patio areas and raised planting/shrub borders to the boundary. The property also offers excellent potential to create further accommodation by converting the spacious loft subject to any necessary consents. An internal inspection is highly recommended in order to appreciate the space on offer and the fantastic convenient location.

### The Accommodation Comprises

UPVC obscure glazed door to

**ENTRANCE PORCH** 4' 2" x 1' 11" (1.27m x 0.58m) Tiled floor, timber door with lead glass inset to

**RECEPTION HALL** Pendant light point, smoke detector, stairs with hand rail to first floor, UPVC obscure glazed window to front and obscure glazed door to side, understairs storage cupboard housing the electric meter and consumer unit.

**BEDROOM 1** 14' 6" into bay x 11' 6" (4.42m x 3.51m) Pendant light point, picture rails, UPVC double glazed bay window to front aspect and UPVC double glazed window to side, feature fireplace with glazed tiled hearth and timber surround, telephone point.



**DINING ROOM** 14' 0" into bay x 12' 1" (4.27m x 3.68m) Pendant light point, picture rail, wall light point, night storage heater, UPVC double glazed bay window to side aspect, door to



**SITTING ROOM** 18' 1" max x 13' 3" (5.51m x 4.04m) Coved ceiling with light point, night storage heater, airing cupboard housing the factory lagged hot water cylinder with slatted shelving, UPVC double glazed sliding doors opening onto the garden, opening to



**KITCHEN** 8' 2" x 8' 0" (2.49m x 2.44m) Pendant light point, UPVC double glazed window to side. Fitted kitchen comprising a range of base and wall units with roll edge worksurfaces over, inset single sink and drainer with mixer tap over, tiled surround, matching eye level cabinets, upright fridge freezer, space for electric cooker, space and plumbing for washing machine.

**STUDY/BEDROOM FIVE** 13' 6" max x 6' 0" (4.11m x 1.83m) Pendant light point, UPVC double glazed window to side.



**GROUND FLOOR BATHROOM/WC** 5' 6" x 5' 5" (1.68m x 1.65m) Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with twin hand grips and shower attachment over, electric shower, pedestal wash hand basin, close coupled WC, part tiled walls, wall mounted electric fan heater.



**FIRST FLOOR LANDING** 8' 1" x 7' 10" (2.46m x 2.39m) to L-Shape. Pendant light point, smoke detector, hatch to roof space, obscure glazed window to side, cupboard housing electric meter and consumer unit, doors to

**BEDROOM TWO** 14' 7" into bay x 11' 6" (4.44m x 3.51m) Pendant light point, picture rail, UPVC double glazed bay window to front aspect, window to side, night storage heater, telephone point.



**BEDROOM THREE** 12' 1" x 11' 5" (3.68m x 3.48m) Pendant light point, picture rail, UPVC double glazed window to side, night storage heater.

**BEDROOM FOUR** 8' 5" x 8' 1" (2.57m x 2.46m) Pendant light point, picture rails, UPVC double glazed window to front aspect.

**BATHROOM/WC** 8' 1" x 7' 7" (2.46m x 2.31m) Light point, UPVC obscure glazed window. Comprising panelled bath with twin hand grips and electric shower over, pedestal wash hand basin, close coupled WC, tiled walls, airing cupboard housing hot water cylinder with slatted shelving over.

**UTILITY CUPBOARD** 4' 7" x 3' 1" (1.4m x 0.94m) Pendant light point, obscure glazed window, space and plumbing for washing machine, power socket.

**OUTSIDE**

**FRONT** To the front of the property is a low maintenance garden laid to concrete with raised planting/shrub borders and with pathway leading to front door.

**PARKING** Double iron gates open onto a concrete driveway providing off-road parking for 2/3 vehicles and with raised planting/shrub border to one side.

**SIDE & REAR** To the side and rear of the property is a further low maintenance garden space again with raised planting/shrub borders and enclosed by block and stone wall. The side garden is accessed from the dining room via large double sliding patio doors and there is a gated access to both sides.



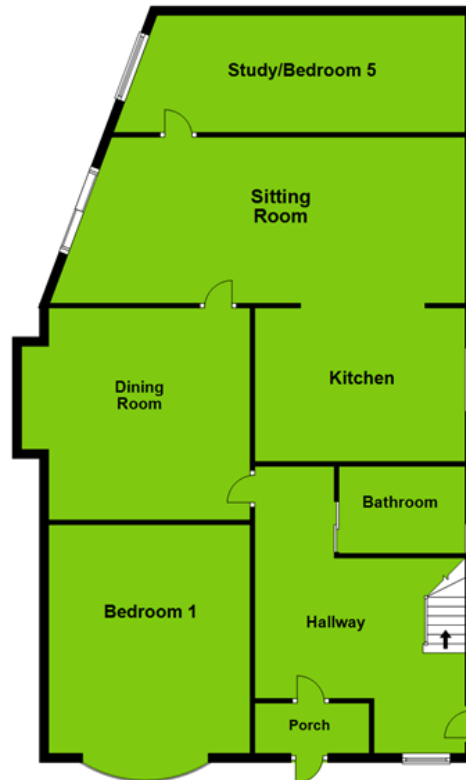
Age: 1930s' (unverified)	Postcode: TQ3 2AZ
Current Council Tax Band: E EPC Rating: E	Stamp Duty:* £6,600 at asking price
Electric meter position: Understairs cupboard	Gas meter position: N/A
Boiler positioned: N/A	Water: Rates
Loft: Insulated, light	Rear Garden Facing:
Total Floor Area: approx. 122sqm, 1313sqft	

This information is given to assist and applicants are requested to verify as fact.

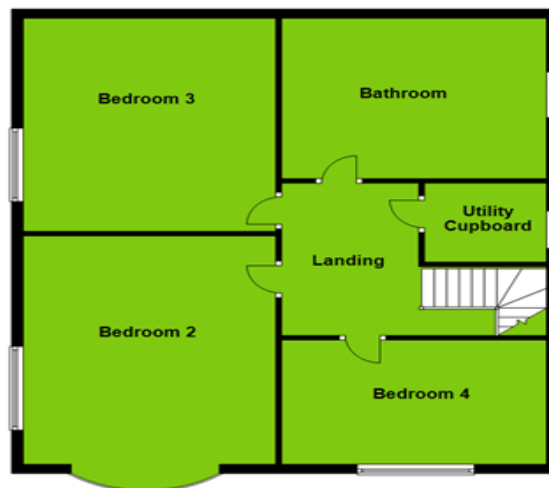
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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