



Laura Grove, Paignton

£375,000



WILLIAMS HEDGE
estate agents



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105 LAURA GROVE, PAIGNTON, TQ3 2LH

Detached bungalow | Sought-after residential location | Sea views | Potential to develop/extend subject to consents | Driveway parking | Single garage | Front gardens | Porch | Reception hall | Sitting room | Dining room | Kitchen room | Two bedrooms | Bathroom WC | Rear porch | Gas heating | Double glazing

In the sought after Preston area this good-sized detached bungalow offers excellent potential to create further accommodation with an extension or loft conversion subject to any necessary consents. The property occupies a good-sized level plot with a large front garden with potential to create further parking if required, to the side is a driveway leading to a single attached garage. Once inside, the reception hallway leads to the accommodation which comprises a sitting room to the front aspect with sea view towards Torquay including Thatcher Rock, kitchen/breakfast room, rear porch opening onto the garden, dining room again with double doors to the garden, two bedrooms, bathroom and separate WC. The property has uPVC double glazed windows and gas central heating. To the rear is a large garden accessed from the rear porch and dining room and mainly laid to lawn with gravel borders and enclosed by timber fence. An inspection is highly recommended in order to appreciate the accommodation and potential on offer.

Conveniently situated for local amenities, a comprehensive range of day-to-day shops at Preston and also Preston Sands which are a short distance away. Preston also offers a local primary school.

Paignton town itself offers a fine and varied range of shopping facilities, bus station, railway station and good transport links for the remainder of Torbay, A380 & Exeter/M5 and beyond.

The Accommodation Comprises

Glazed door to

ENTRANCE PORCH - 1.24m x 1.02m (4'1" x 3'4")
Light point, tiled floor, obscure glazed door to

RECEPTION HALL - 4.72m x 1.5m (15'6" x 4'11")
Pendant light point, access to loft space, telephone point, radiator, linen cupboard with slatted shelving and electric heater, doors to

SITTING ROOM - 4.83m x 3.61m (15'10" x 11'10")
Coved ceiling with light point, uPVC double glazed window to front aspect with sea view towards Torquay, radiator with thermostat control, tiled fireplace, inset gas fire, telephone point, TV connection point.



KITCHEN/BREAKFAST ROOM - 4.55m x 3m (14'11" x 9'10")
Directional spotlight, dual aspect with uPVC double glazed windows to rear and side, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap, electric hob with extractor over, tiled surrounds, matching eyelevel cabinets and two display cabinets, built-in eyelevel double electric oven, integral fridge and freezer, integral dishwasher, integral washing machine, wall mounted combination boiler. Door to



REAR PORCH - 2.87m x 1.22m (9'5" x 4'0")
Light point, uPVC double glazed windows and double doors to the rear garden, cold-water tap, tiled floor, door to

DINING ROOM/SUN LOUNGE - 3.73m x 2.92m (12'3" x 9'7") Coved ceiling with light point, dual aspect with uPVC double glazed windows to rear and side, radiator, thermostat control, double doors opening onto the rear garden. Door to bedroom two.



BEDROOM TWO - 3.63m x 3.15m (11'11" x 10'4") Pendant light point, radiator with thermostat control. Door to hallway.

BEDROOM ONE - 4.24m x 3.61m (13'11" x 11'10") Pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control, built-in wardrobe.



BATHROOM - 2.01m x 1.78m (6'7" x 5'10") Spotlight, obscure glazed window. Comprising panel bath with twin hand grips and shower over, vanity unit with inset wash hand basin, tiled wall, radiator.



SEPARATE WC - 1.98m x 0.86m (6'6" x 2'10") Directional spotlight, obscure glazed window. Comprising close coupled WC and wall mounted wash hand basin with tiled splashback.

OUTSIDE

FRONT At the front of the property is a good sized lawned garden enclosed by low-level block & brick wall with concrete pathway leading to the front door. Outside tap. Power point.

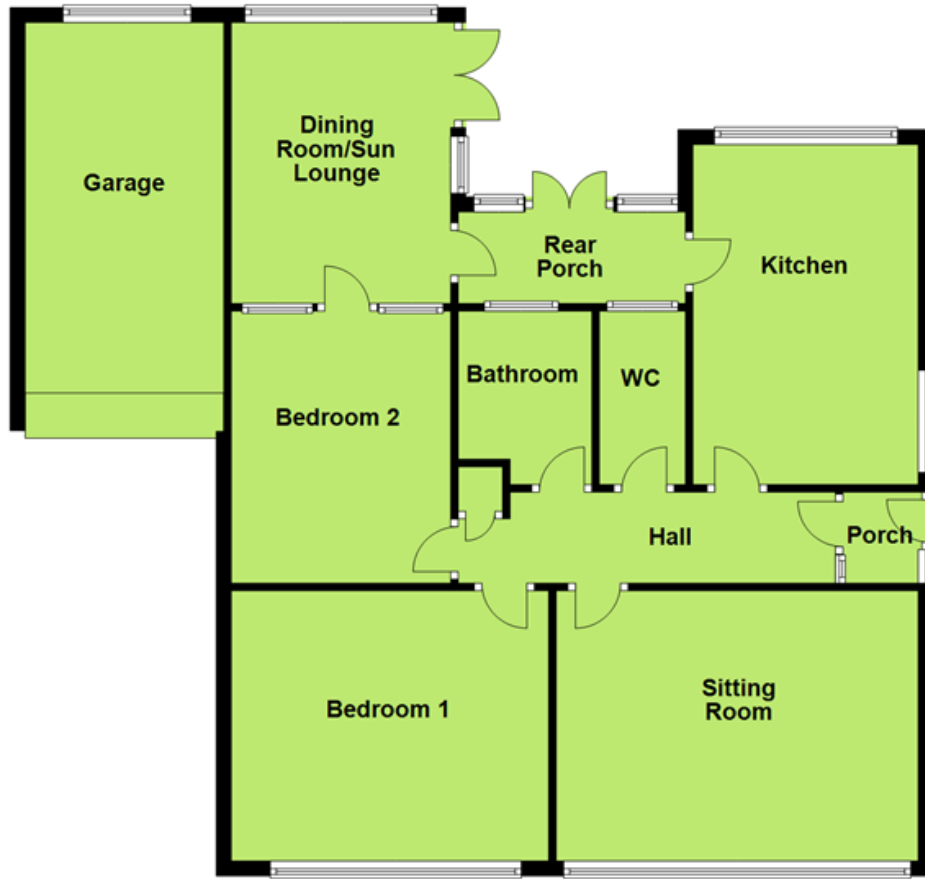
PARKING A concrete driveway provides off-road parking for several vehicles and leads to the attached single garage.

REAR To the rear of the property and accessed from the rear porch is a good-sized near level garden mainly laid to lawn with gravel shrub borders and enclosed by timber fence. There are two central flowerbeds leading to a further lawn area with large patio to one side and timber summer house. A timber gate provides access to the side of the property.



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

Floor Plan



Age: (unverified)	Postcode: TQ3 2LH
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £6,250 at asking price
Electric meter position: Garage	Gas meter position: Garage
Boiler positioned: Kitchen - Combination	Water: Meter
Loft: Insulated, part boarded, fixed ladder, plug in light	Rear Garden Facing: South/South West
Total Floor Area: Approx 89 sq metres	Square foot:

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

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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