



Courtland Road, Paignton

£360,000



**WILLIAMS HEDGE**  
estate agents



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## 1 COURTLAND LODGE, COURTLAND ROAD, PAIGNTON, TQ3 2AB

Very well presented town house | Short walking distance of the town centre and amenities  
Reception hall | Open plan living area with well fitted kitchen, snug and sitting area  
Conservatory/dining room | W.C | Three bedrooms (one with en-suite bathroom) | Family shower  
room | Easily managed patio style garden | Off road parking

A very impressive and well-presented town house situated in a particularly convenient location. The accommodation is arranged over three floors and has gas central heating, uPVC double glazed windows and comprises hall, cloakroom, open plan living area with modern kitchen fitments, integrated appliance, lounge area and feature snug. This opens to a conservatory/dining room overlooking the garden. There are three bedrooms, one with spacious en-suite bathroom and a family shower room. Outside there are easily managed patio style gardens and a parking area. The property is situated close to Victoria Park and the town centre with a wide range of amenities including railway station, bus station and also within walking distance of the sea front and harbour. Viewing is essential to appreciate all that this property has to offer.

### The Accommodation Comprises

Covered entrance with composite double-glazed door opening to

**RECEPTION HALL** With coved ceiling, radiator, meters cupboard, glazed door to

**LIVING AREA** - 5.61m x 4.72m (18'5" x 15'6")

Comprising of

Kitchen Area: Fitted with extensive range of modern fitments comprising base cupboard and drawer units with work surfaces over, island unit with work surface, 1 ½ bowl sink unit with cupboards and drawers under, inset five burner gas hob with cooker hood, integrated double oven, integrated fridge/freezer, integrated dish washer, range of wall cupboards with lighting under.



Lounge area: With coved ceiling, radiator, attractive wood effect flooring, an attractive addition to the room is a five sided snug suitable for dining table with uPVC double glazed windows.



**CLOAKROOM** Low level W.C, pedestal wash hand basin, ladder style heated towel rail, part tiled walls.

From the living area a glazed door opens to

**CONSERVATORY/DINING ROOM** - 3.2m x 2.13m (10'6" plus door recess x 7'0") This attractive room has radiator, uPVC double glazed windows and uPVC double glazed double doors opening to the rear garden.



From the hall, stairs rise to

**FIRST FLOOR LANDING** Fitted wardrobe and cupboard.



**BEDROOM ONE** - 4.55m x 2.9m (14'11" x 9'6") plus door recess - With two spacious double built-in wardrobes, coved ceiling, radiator. This room has the added benefit of the five-sided tower area, further uPVC double glazed window.



**EN-SUITE BATHROOM** - 3.07m x 2.92m (10'1" x 9'7") reducing to 6'8" (2.03m) White suite comprising panelled bath with shower over, glazed shower screen, low level W.C, wash hand basin with bathroom storage under, coved ceiling, part tiled walls, radiator, tiled floor, ladder style heated towel rail, extractor fan, uPVC double glazed window.

From the landing stairs rise to **SECOND FLOOR**

**BEDROOM TWO** - 15' (4.57m) max reducing to x 2.59m (10'5" x 8'6") With coved ceiling, radiator, fitted double wardrobe, velux window, uPVC double glazed window, radiator.

**BEDROOM THREE** - 3.35m x 2.11m (11'0" x 6'11") With two double glazed velux windows, fitted wardrobe, radiator.

**SHOWER ROOM** - 2.16m x 1.35m (7'1" x 4'5") Coved ceiling with inset spotlights, extractor fan, shower cubicle with sliding door and electric shower, pedestal wash hand basin, close coupled WC, heated towel rail, part tiled walls, tiled floor.



**OUTSIDE** There is parking for 1-2 cars and a delightful very private patio/courtyard garden, easily managed and enjoying a sunny aspect.



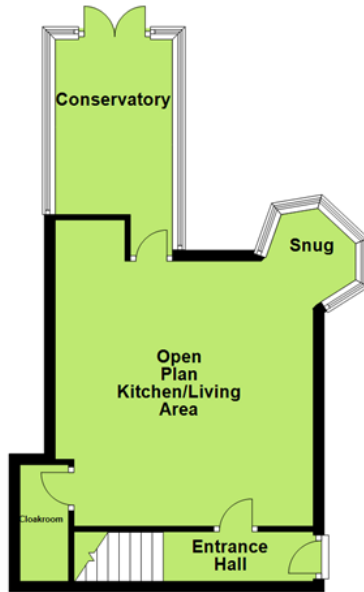
Age: (unverified)	Postcode: TQ3 2AB
Current Council Tax Band: D EPC Rating: C	Stamp Duty:* £5,500 at asking price
Electric meter position: Hall	Gas meter position: Outside
Boiler positioned: Kitchen Combination	Water: Meter
Loft:	Rear Garden Facing:
Total Floor Area: approx. 99 Sqm	Square foot: approx. 1,065 sqft

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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