



Cockington Lane, Preston, Paignton

£225,000



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27 COCKINGTON LANE, PRESTON, PAIGNTON, DEVON TQ3 1ED

A 1930s style bay fronted semi-detached house | In need of updating and improvement
Offering enormous potential | Gas central heating | uPVC double glazed windows | Porch | Hall
Lounge | Dining room | Kitchen | Three Bedrooms | Shower Room/W.C
Good sized gardens front & rear

A 1930s style bay fronted semi-detached house situated in the popular Preston area. The property has been a well loved home for the present family for over 60 years and would now benefit some updating and improvement but offers enormous potential. The property enjoys a pleasant wooded outlook and is within a short walk of local shops, primary school, woodland walks and beaches. The accommodation has gas central heating, uPVC double glazed windows and comprises porch, hall, lounge, dining room, kitchen, three bedrooms, shower room/W.C. Outside there are good sized gardens with the rear enjoying a sunny aspect and there is an under house store and numerous garden sheds, one with an outside W.C. Viewing is essential to fully appreciate the potential that this property has to offer.

The Accommodation Comprises

Entrance door to

PORCH With glazed door to

HALL - 3.91m x 1.65m (12'10" x 5'5" max) With radiator, cupboard under stairs.

LOUNGE - 4.44m x 3.4m (14'7" into bay x 11'2") With tiled fireplace and hearth with wood surround, fitted shelving, radiator, uPVC double glazed window.



DINING ROOM - 4.37m x 3.28m (14'4" into bay x 10'9") With tiled fireplace and hearth with wood surround, wall light points, two radiators, uPVC double glazed windows and uPVC double glazed double doors opening to garden.



KITCHEN - 3.58m x 2.31m (11'9" x 7'7") reducing to 5'11" (1.8m) Fitted with a range of units comprising floor cupboard and drawer unit with work surfaces over, inset stainless steel 1 ½ bowl sink unit, store cupboard, range of wall cupboards, larder storage area, uPVC double glazed windows to two aspects, radiator, uPVC double glazed door to outside.



From the hall stairs rise to

FIRST FLOOR LANDING With radiator, access to loft with folding ladder.

BEDROOM ONE - 4.6m x 3.07m (15'1" into bay x 10'1") With two radiators, uPVC double glazed window, work surface with inset wash hand basin with cupboards and drawers under, built-in wardrobes.



BEDROOM TWO - 4.39m x 3.07m (14'5" x 10'1") With radiator, uPVC double glazed window.

BEDROOM THREE - 2.11m x 2.06m (6'11" x 6'9") With radiator, uPVC double glazed window.

SHOWER ROOM/W.C White suite comprising corner shower cubicle with electric shower unit, pedestal wash hand basin, close coupled W.C, tiled walls, ladder style heated towel rail, uPVC double glazed window, airing cupboard with hot water cylinder.



PARKING On road parking is available nearby.

OUTSIDE

FRONT The garden to the front is of good size and planted with a variety of shrubs. There is a paved patio area. To the side of the property there is a path, store shed, access to useful under house storage area with further under house work shop. The side path leads around to the rear garden.

REAR The rear garden enjoys a sunny aspect, is of good size and immediately to the rear is a concrete patio area, substantial shed with adjoining outside WC. There is a lawned area and a further two sheds. At the top of the garden a variety of shrubs and small seating area.

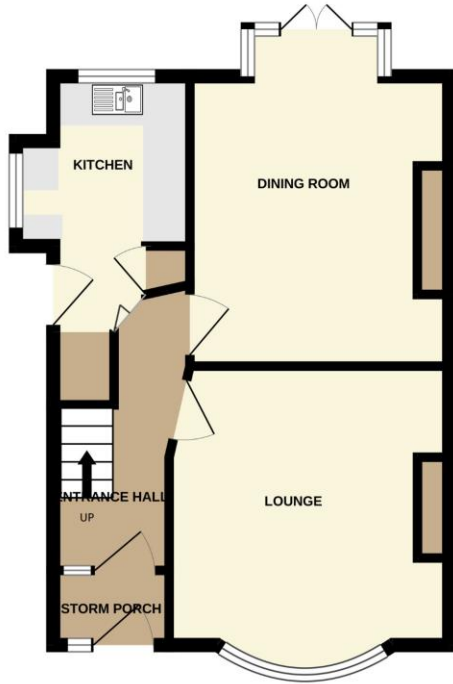
Age: 1930s' (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: C	Tenure: Freehold
EPC Rating: E	
Services – Mains gas, electric, water & sewerage	
Broadband - Standard, Superfast, Ultrafast Mobile Network – Indoor - EE voice & data limited, Three voice & data none, O2, Vodafone voice limited, data none Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: Kitchen	Gas Meter Position: Outside
Boiler Position: Kitchen conventional	Water: Meter
Loft: Ladder, light, part boarded, two velux windows	Rear Garden Facing:
Total Floor Area: Approx 79 Sqm	Square foot:

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

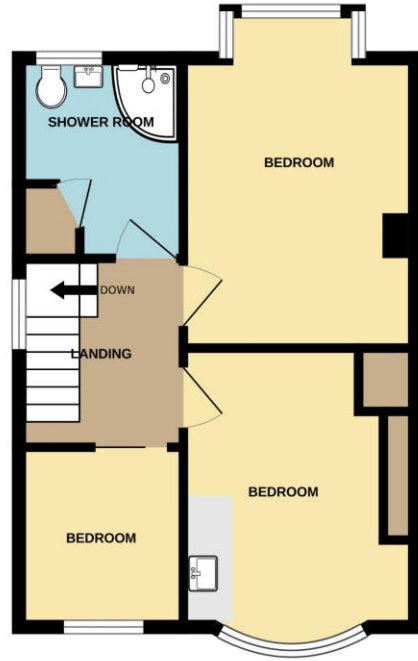
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

GROUND FLOOR
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA: 75.0 sq.m. (808 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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