



Cockington Lane | Preston | Paignton | TQ3 1ED

A well presented and spacious two bedroom mid terraced home located within the desirable location of Preston, Paignton and within a short walk of Livermead also. The property offers a great amount of space and comprises of a welcoming entrance hallway, a large living room, a modern kitchen, two double bedrooms, a family bathroom, south west facing rear gardens and a garage. The home whilst tucked away is within easy reach of local shops, Preston primary school, bus links and more. The property is being offered with no onward chain!

Asking Price Of £199,950

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- CLOSELY LOCATED TO LIVERMEAD
- SOUTH WEST FACING REAR GARDENS
- GARAGE
- WELL PRESENTED THROUGH OUT

ENTRANCE A wooden fire safety front door opening into a welcoming inner hallway with doors leading through to the bedrooms, stairs rising to the first floor living accommodation, and under stairs storage nook, overhead lighting and a gas central heated radiator.

BEDROOM ONE - 5.21m x 3.15m (17'1" x 10'4") An incredibly large and light filled master bedroom to the front aspect of the property with a picturesque Woodland Outlook. Space for an abundance of furniture, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.94m x 3.5m (12'11" x 11'5") A second generously sized double bedroom leading out to the well manicure rear gardens. TV point, uPVC double glaze siding patio doors and central heated radiator.

FIRST FLOOR

KITCHEN - 3.54m x 2.1m (11'7" x 6'10") A modern kitchen boasting range of overhead, base and drawer units with roll edged work surfaces above. A one bowl stainless steel sink and drain unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, tile backsplash, uPVC double glazed window overlooking the rear garden and a gas central heated radiator.



LIVING ROOM - 5.21m x 4.7m (17'1" x 15'5") A wonderfully spacious living room again to the front aspect of the property with a beautiful woodland backdrop. Space for of a vast amount of furniture, TV and Internet point, vaulted ceilings, uPVC double glazed window and a gas central heated radiator.

BATHROOM A modern family bathroom boating a three-piece suite of a low-level flush WC, vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachment above and a protective glass shower screen. Complementary tiled walls, vaulted ceiling, extractor fan, uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A south facing enclosed rear garden that boasts a sizable patio area underneath the pergola perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants.

GARAGE A single garage with a metal up and over door.

Address 'Cockington Lane, Preston,
Paignton, TQ3 1ED'

Tenure 'Freehold

Council Tax Band 'B'

EPC Rating '73 | C'

Contact Details

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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.