



Longmead Road | Paignton | TQ3 1AW

Offers Over £450,000

A beautifully presented and substantially sized four bedroom detached family home located within the desirable location of Preston, Paignton. The home comprises of a wide and welcoming entrance porch, a luxurious and modern kitchen/breakfast room, a large living room that opens into a spacious dining room perfect for entertaining, a useful downstairs cloakroom, four double bedrooms with the master being en suite, a further family bathroom, large landscaped Gardens and ample off-road parking. The property is perfectly positioned within a quiet and peaceful road and is within an easy reach of the Ring Road, shops, Scadden woods, Preston seafront, schools and more.

- DETACHED HOUSE
- MASTER EN-SUITE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE REAR GARDENS
- SOUGHT AFTER LOCATION
- MODERN KITCHEN

**ENTRANCE PORCH** A uPVC double glazed front door opening into a wide and welcoming entrance way with ample room for shoe and coat storage. Wall mounted lighting, tile flooring and a secondary door opening into:-

**KITCHEN/BREAKFAST ROOM** - 6.44m x 4.08m (21'1" x 13'4") A wonderfully large and light filled modern kitchen/breakfast room boasting a range of overhead, base and drawer units with quartz work surfaces above. A 1 bowl sink unit, and electric double oven with grill and microwave integrated, a five ring induction hob with extractor hood above. Further integrated appliances such as dishwasher and washing machine, space and plumbing for an American fridge freezer. Complimentary tile backsplash, breakfast bar seating for 4, feature pendant lighting over the breakfast bar, access into a huge storage cupboard and a gas central heated radiator.

**CLOAKROOM** A useful downstairs cloakroom boasting a low level flush WC and a wall mounted wash hand basin. Tiled walls, uPVC obscure double glazed window and a gas central heated radiator.

**LIVING ROOM** - 4.9m x 3.57m (16'0" x 11'8") A brilliantly spacious living room that also opens into the dining room perfect for entertaining. The living room offers space for an abundance of furniture, a gorgeous feature log burning stove with slate hearth, tv and internet points uPVC double glazed sliding patio doors leading out to the rear gardens and a gas central heated radiator.

**DINING ROOM** - 5.5m x 2.34m (18'0" x 7'8") An incredibly sized dining room boasting room for a 8/10 seater dining table, double aspect uPVC double glazing with a window overlooking the well-manicured gardens and French doors leading out to the rear. Gas central heated radiator.

#### FIRST FLOOR

**BEDROOM ONE** - 7.55m x 2.36m (24'9" x 7'8") A spectacularly large master bedroom that boasts such a vast amount of room with its own dressing area also with deep built in wardrobes, vaulted ceiling, uPVC double glazing overlooking the picturesque rear gardens and with an open outlook across Paignton, gas central heated radiator and a door leading into:-

**Address 'Longmead Road, Paignton, TQ3 1AW'**

**Tenure 'Freehold'**

**Council Tax Band 'D'**

**EPC Rating '69 | C'**

#### Contact Details

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**EN-SUITE** A sizeable master en-suite boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in triple shower unit. Tiled walls, a uPVC obscure double glazed window and a heated towel rail.

**BEDROOM TWO** - 3.12m x 3.27m (10'2" x 10'8") A further generously sized double bedroom overlooking the front aspect of the home. Built in wardrobe, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.81m x 2.76m (9'2" x 9'0") A wonderfully spacious third double bedrooms with far reaching sea views. uPVC double glazed window and a gas central heated radiator.

**BEDROOM FOUR** - 2.86m x 1.98m (9'4" x 6'5") A sizeable fourth single bedroom that could also make an ideal office/study/hobby room etc. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A three piece suite of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, uPVC obscure double glazed window and a gas central heated radiator.

#### OUTSIDE

**REAR GARDEN** From the rear of the property is a good sized paved patio ideal for a table and chairs for relaxing, entertaining and al-fresco dining. The remainder is laid to lawn and enclosed by timber constructed fencing. Timber side gate access.

**SUMMER HOUSE** Situated in the rear garden is a timber built summer house. This is ideal for relaxing and entertaining. Also offers flexibility for a home office/study space. A delightful asset to the property. There is power and lighting.

**FRONT** Off road parking for 2/3 vehicles on a concrete laid driveway. To the side of the driveway is a large lawn area with a flower bed borders with flowers, trees and shrubs.

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.