



STAGS

68 Lammas Lane, Paignton, TQ3 2PX

A recently refurbished and beautifully presented contemporary family home

Newton Abbot 8 miles Exeter 23 miles Totnes 6 miles

- Contemporary Family Home • 4/5 Double Bedrooms (3 en suite) • Deceptively Large at 2746 sqft • Spacious Kitchen/Family Room • 1st Floor Sea Views • Double Garage & Parking •

Guide price £450,000

01803 200160 | torquay@stags.co.uk

SITUATION

Paignton lies between Torquay and Brixham in the sheltered and beautiful waters of Tor Bay, at the very heart of the English Riviera. The town is a lively tourist resort but also has a life of its own which lasts all year round. Its busy town centre has all of the local amenities one would expect including shops, restaurants, bars, train station and theatre, plus the sea front with its promenade, sandy beaches and pier. There is a choice of well-regarded schools in the area including Torquay and Churston Grammar Schools.

Further afield the regional capital of Exeter is now within easy reach thanks to the new South Devon Highway. Exeter's International Airport offers a wide variety of business and leisure destinations within Europe and beyond.

DESCRIPTION

Of contemporary design and finished to a high specification throughout this surprisingly spacious family home offers versatile accommodation. The property is located in a popular area and is well

placed for easy access to the South Devon Link Road. Laid out over two floors the ground level has two bedrooms (1 en suite), bathroom, a spacious sitting room and beautiful kitchen/dining/family room, all with underfloor heating. To the first floor are two en suite bedrooms, one with sea views, large landing/study area plus a large games room/office that could be utilised as a further bedroom. There is a double garage, gated parking area, and level lawned garden. The house is cabled for internet access from most rooms, oak doors, architrave and skirting boards are utilised throughout.

ACCOMMODATION

The property benefits from a high degree of privacy being located off a private drive leading from the road. A light and airy hallway gives access to the ground floor rooms, tiled flooring with underfloor heating runs throughout the ground floor, an impressive Oak and glass staircase rises to the first floor. The kitchen/dining/family room has a range of contemporary gloss German units and Silestone quartz work surfaces with inset 1.5 bowl stainless steel sink and hot water tap. Integrated appliances



from Siemens include induction hob, oven, combi microwave, warming drawer, fridge/freezer, washing machine and dishwasher. A breakfast bar loosely divides the room and there is ample space for dining furniture, bi-fold doors open the room to the garden. The sitting room also has bi-fold doors to the garden, contemporary concealed lighting, and there is a fitted TV unit with storage units either side. The master bedroom has a walk-in wardrobe and luxurious en suite shower room. Bedroom two is a double room and also on the ground floor, served by the beautifully appointed, modern family bathroom.

The first floor landing is a large room in its own right and could be utilised as a playroom or study. There are two double bedrooms, both with en suite shower rooms, one of which has lovely sea views over Tor Bay. Off the landing is a very large room with glazed gable to one end and vaulted ceiling, currently used as an office/games room, it would also lend itself to use as a cinema room, gym or 5th bedroom.

OUTSIDE

Wrought Iron gates give access to the brick paved drive with parking for two cars, which leads to the double garage. Gates either side of the house access the rear garden with steps up from a patio off the house to the level area of lawn which is surrounded by walling and fencing.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating, underfloor to ground floor.

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk.

VIEWING ARRANGEMENT

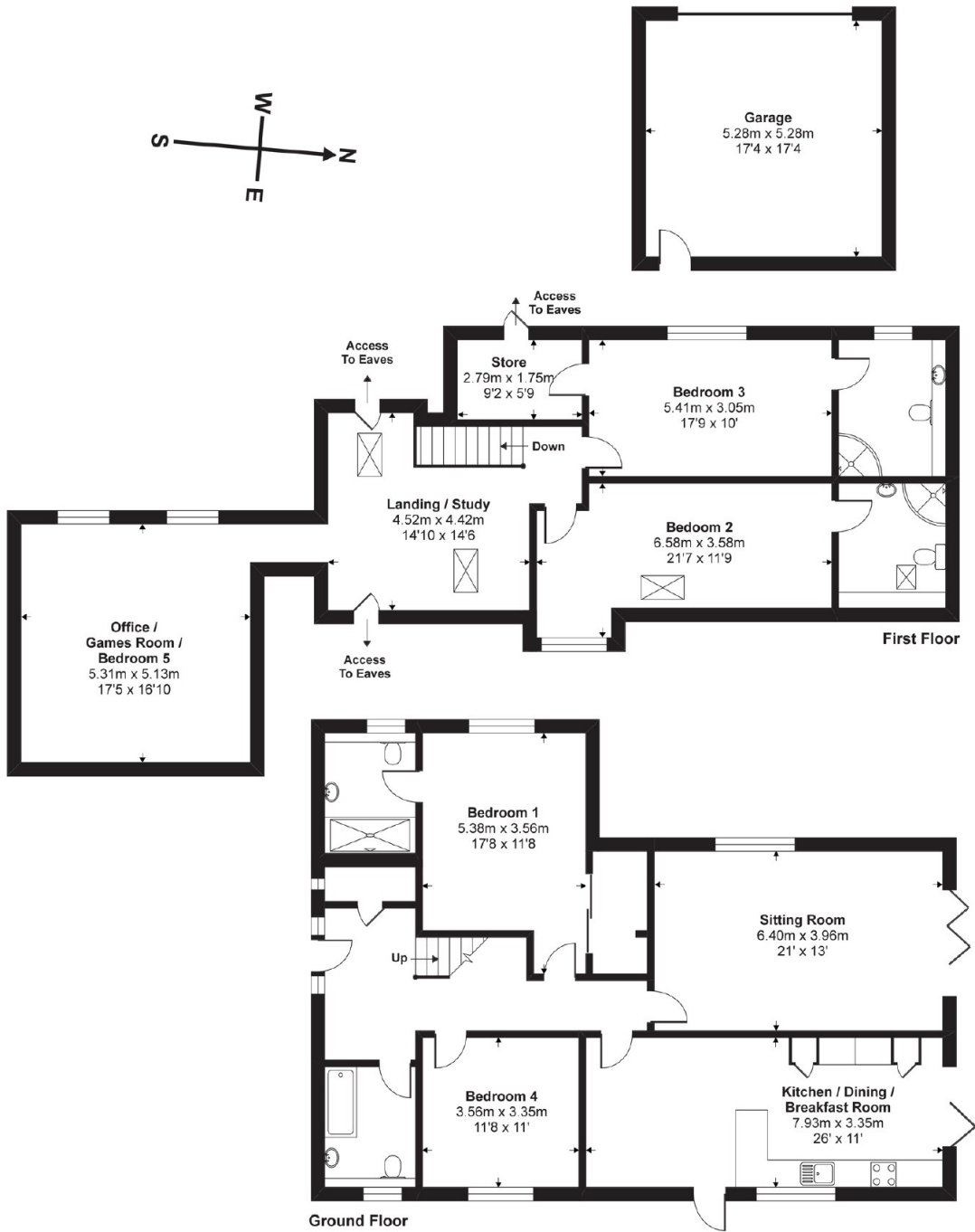
Strictly by prior appointment with Stags on 01803 200160

DIRECTIONS

From Churscombe Cross roundabout on the A380 Marldon Way turn left onto Marldon Road. Take the third left onto Maidenway Road, and then second left onto Lammas Lane where the property is the off the first driveway on the left.



Approx. Gross Internal Floor Area
255.1 Sq Metres 2746 Sq Ft (Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



6 Vaughan Parade, Torquay, Devon, TQ2 5EG
01803 200160
torquay@stags.co.uk

