



**Courtland Lodge, Courtland Road, Paignton – TQ3 2AB**

Paignton

**£375,000**

ABSOLUTE



## Courtland Lodge, Courtland Road

, Paignton

Charming town house presented in excellent order throughout and offered for sale with the remainder of a 10 year LABC guarantee from 2017. Accommodation arranged over three storeys. Ground floor has open plan kitchen with integrated appliances including oven, hob and extractor, microwave, fridge/freezer, slimline dishwasher and washing machine/dryer. The kitchen is open plan to the living area with snug overlooking the garden, the living area also opens into the conservatory which makes a lovely dining area. The ground floor also has a cloakroom fitted with white suite. First floor has main bedroom with en-suite bathroom and useful storage cupboard. Second floor has a further double bedroom and single bedroom, both with built in wardrobes. There is also a contemporary fitted shower room on the floor.

Externally there is off road parking and low maintenance courtyard garden enclosed by wall and fencing.



### **GARDEN**

Low maintenance courtyard garden enclosed by wall and fencing.

### **OFF ROAD**

1 Parking Space

Off road parking



# Courtland Lodge, Courtland Road, Paignton

Perfectly located for access to town centre, park, seafront and amenities. Paignton town centre offers a range of shopping plus cafes, bars and restaurants. There is a lovely sandy beach, pleasure green, pier and picturesque harbour.

Council Tax band: D

Tenure: Freehold

- Attractive town house with many appealing features
- Open plan kitchen/living space with feature snug
- Conservatory dining room opening into garden
- Ground floor cloakroom
- Three bedrooms, main bedroom with en-suite bathroom
- Contemporary fitted shower room
- Low maintenance patio garden with storage shed
- Off road parking
- Superbly presented throughout with remainder of LABC guarantee
- EPC - C. Council tax band - D



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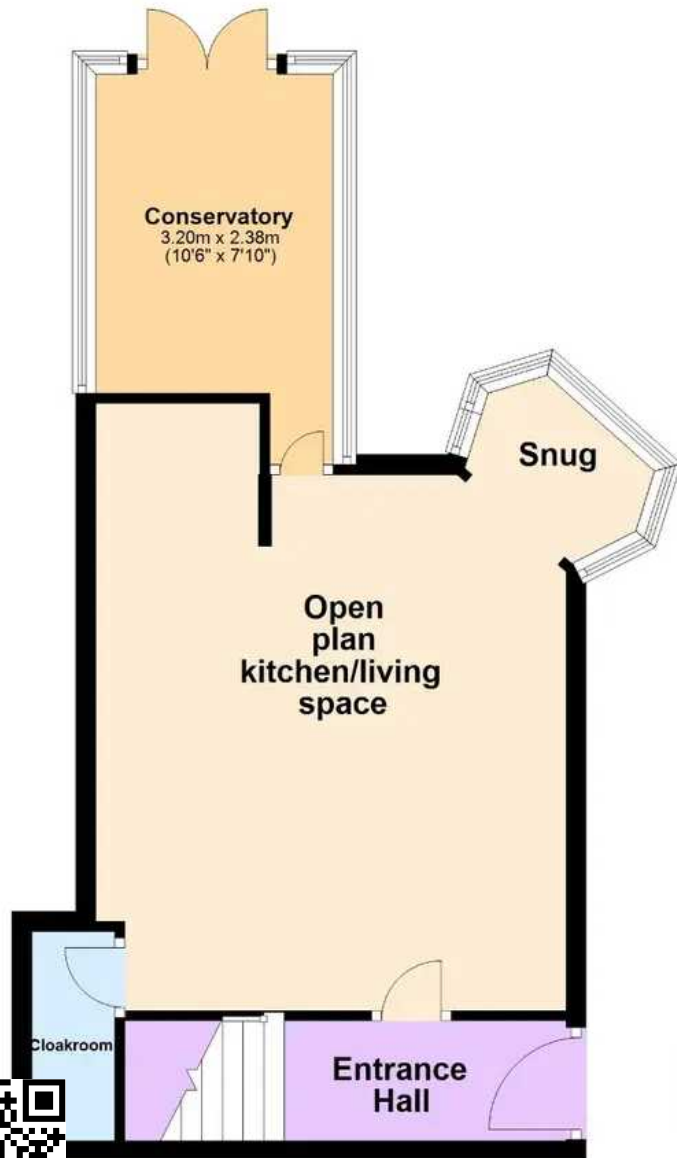


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## Ground Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



## First Floor

Approx. 26.1 sq. metres (280.7 sq. feet)



## Second Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 98.5 sq. metres (1060.2 sq. feet)

Approx  
Plan produced using PlanUp.





## Absolute Sales & Lettings

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