



51 Lammas Lane, Paignton - TQ3 2PX

Paignton

£455,000

ABSOLUTE



51 Lammas Lane

Paignton, Paignton

Introducing this exceptional three bedroomed chalet bungalow with excellent sea views over the bay.

Internally the ground floor offers an inviting lounge opening into the rear garden. Complementing this space is a separate conservatory, providing a picturesque spot to unwind. The modern fitted kitchen offers built in appliances including electric oven, hob and extractor fan, integrated full size dishwasher and integrated fridge oak front units offer ample storage solutions. Convenience is further enhanced with a separate utility room arranged with built in storage and freezer. There is also a separate laundry room with plumbed in washing machine.

Flexible accommodation with option for one of the bedrooms to be utilised as a separate dining room. The main bedroom enjoys excellent sea views and boasts the luxury of an en-suite bathroom.

Presented in excellent condition, this chalet bungalow is a testament to the utmost care and attention to detail by its current owners. Additionally, the council tax banding, EPC rating, and further detailed information on the latter will be provided upon request.



Garden

Well presented gardens to front and rear of the property. The front garden is arranged with mature shrubs and plants with gravelled and paved areas. Enclosed by rendered walling. There is also off road parking to the front of the property. Access to workshop which also has internal access from the utility room. There are good sized rear gardens landscaped for ease of maintenance with planted areas and patio areas for relaxing or al fresco dining. Mature planting and well tended potted shrubs. Lovely sea views over the bay are enjoyed from the rear gardens.

ON DRIVE

3 Parking Spaces

Driveway parking for three vehicles.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached chalet bungalow with superb sea views
- Three bedrooms or option for separate dining room if required
- Good sized lounge and separate conservatory
- Modern fitted kitchen with separate utility room
- Ground floor bathroom and en-suite shower room to main bedroom
- Low maintenance and level garden with lovely sea views from the rear garden
- Off road driveway parking
- Presented in excellent order throughout
- Favoured residential location
- Council tax band - E. EPC rating - TBC







Ground Floor

Approx. 107.5 sq. metres (1157.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 144.9 sq. metres (1559.2 sq. feet)

Approx
Plan produced using PlanUp.





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