



Laura Grove, Preston  
Price £190,000 Leasehold

# 29 Laura Grove, Preston, Paignton, TQ3 2LP

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Looking for a flat close to Oldway with a garden area and GARAGE ? then this two bedroom first floor flat is the one to view.

Located in the favoured area of Preston close to Oldway and only a few minutes walk to either the main shops, buses etc or beach is this lovely FIRST FLOOR FLAT.

Accessed through your own front door with stairs to the first floor landing. There is a good size kitchen/dining room. lovely sitting room with curved bay window to the front, two bedrooms plus modern bathroom.

## CHAIN FREE SALE

Recessed storm porch with glazed door opening to ENTRANCE LOBBY radiator and stairs leading the HALF LANDING

**KITCHEN/DINING ROOM 13'9" (4.19m) x 7'8" (2.34m):** Lovely double aspect room with views across the surrounding area both to the front and rear.. Contemporary fitted kitchen with a matching range of wall and base units. The base units are set beneath roll edge work surface with tiled splash backs and comprise of drawer and cupboard space. There is under counter space for fridge and freezer and space for slot in gas cooker with extractor hood over. Inset 1 1/2 bowl stainless steel sink unit. Matching wall mounted cupboards. Space for table and chairs by the window to the rear. Laminate flooring. Radiator.

**LANDING:** Cupboard housing the electric meter and fuse box.

**SITTING ROOM 14'6" (4.42m) Into Bay x 13'0" (3.96m):** Curved bay window to the front enjoying a pleasant outlook over the surrounding area. Modern fire surround with inset living flame gas fire. Radiator. TV aerial point.

**BEDROOM 1 13'0" (3.96m) x 13'0" (3.96m):** Recessed cupboard with double doors with hanging space. Radiator. Window overlooking the rear garden and surrounding area.

**BEDROOM 2 8'0" (2.44m) x 8'0" (2.44m):** Located to the front with outlook over the surrounding area. Radiator.

**BATHROOM 9'7" (2.92m) x 7'9" (2.36m):** Modern white suite comprising of a panelled bath with shower screen and with shower attachment. Pedestal wash hand basin and low level WC. Two windows. Radiator. There are two cupboards one houses plumbing and electrics for washing machine and the other houses the gas fired central heating boiler.

**OUTSIDE:** Shared driveway leads to a **PRIVATE PARKING SPACE** and also a L-Shaped **GARAGE 15'9 (4.8m) x 8'0 (2.44m)** with up and over door. There is a power cable but not yet connected.

To the side of the garage is a raised area of garden which has a patio area.

## AGENTS NOTE

The lease of 999 years commenced in August 2002 with the ground floor flat being the freeholder. Maintenance is split on a 50/50 share basis. Building insurance is paid to the ground floor flat in the sum of £179 which has just been paid for 2021/22..

Council Tax Band: Band A  
EER Rating: 65

**Saunders & Lingard**  
estate agents



FIRST FLOOR FLAT



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