



JOHN COUCH
THE ESTATE AGENT

17 Lacy Road Preston
Paignton Devon
£425,000 Freehold



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Beautifully presented and carefully maintained family home, offering a versatile four-bedroom arrangement, attractive gardens and a particularly peaceful position at the head of a residential close

Entrance hall ■ Kitchen ■ Cloakroom
Living/dining room ■ 2 bedrooms ■ En-suite shower room
First floor ■ 2 bedrooms ■ Bathroom
Garage ■ Gardens

FOR SALE FREEHOLD

With a pleasant open outlook towards Occombe Woods, the property is situated towards the end of a quiet cul-de-sac, with a long driveway leading to the garage and steps leading through the front garden to the entrance, the green outlook providing an attractive first impression.

The house has been a much-loved family home for many years and has been exceptionally well maintained and presented throughout. The accommodation is well arranged, with two bedrooms and a bathroom on the ground floor, together with two further bedrooms and a second bathroom on the first floor, making the layout both practical and adaptable.

The main reception room is a particularly good feature of the house. The dual-aspect lounge/dining room enjoys the open outlook towards the woods from the front, while to the rear there is a pleasant view across the garden and direct access outside.

The kitchen is well fitted and provides good practical space, with a door opening directly onto the rear garden. The garden is an attractive part of the property, being well established, thoughtfully planted and level, providing a lovely setting for outdoor seating and gardening, with a degree of privacy and a very pleasant outlook back towards the house. The garden has the benefit of a summerhouse and potting shed.

There are two bedrooms on the ground floor, together with a bathroom, while the first floor provides two further bedrooms and a second bathroom. Excellent storage is also provided throughout the house.

LOCATION

Lacy Road is situated within the established residential area of Preston, on the northern side of Paignton. It is a popular part of the town, combining a residential environment with easy access to the coast and the open countryside around Occombe.

Preston has a good range of local amenities, with shops, cafés and everyday services centred around the main road, while the seafront provides the wide sandy beach at Preston Sands, green and promenade. The location also benefits from the proximity of Occombe Woods and the surrounding countryside, which providing the opportunity to enjoy walks close to home. Paignton town centre is readily accessible for a wider range of shops, services and facilities, while the harbour, beaches and seafront add to the appeal of living in this part of South Devon.

VIEWING BY APPOINTMENT ONLY

CONNECTIVITY

The property is particularly well placed for road connections, with Hamelin Way forming Paignton's ring road and providing a direct link from Preston to the A380 and South Devon Highway. From here, Newton Abbot is quickly reached, with the A38 and M5 opening the way towards Exeter, Bristol and the wider South West. Exeter, with its international airport and excellent city amenities, is also readily accessible.

For rail travel, Paignton station provides direct services to London Paddington, while Newton Abbot offers connections into the wider inter-city network, including Exeter, Bristol and destinations further north. The railway also provides services along the South Devon coast towards Plymouth.

SERIVCES Mains water, gas and electricity are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND D (Payable 2026/2027 £2456.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)















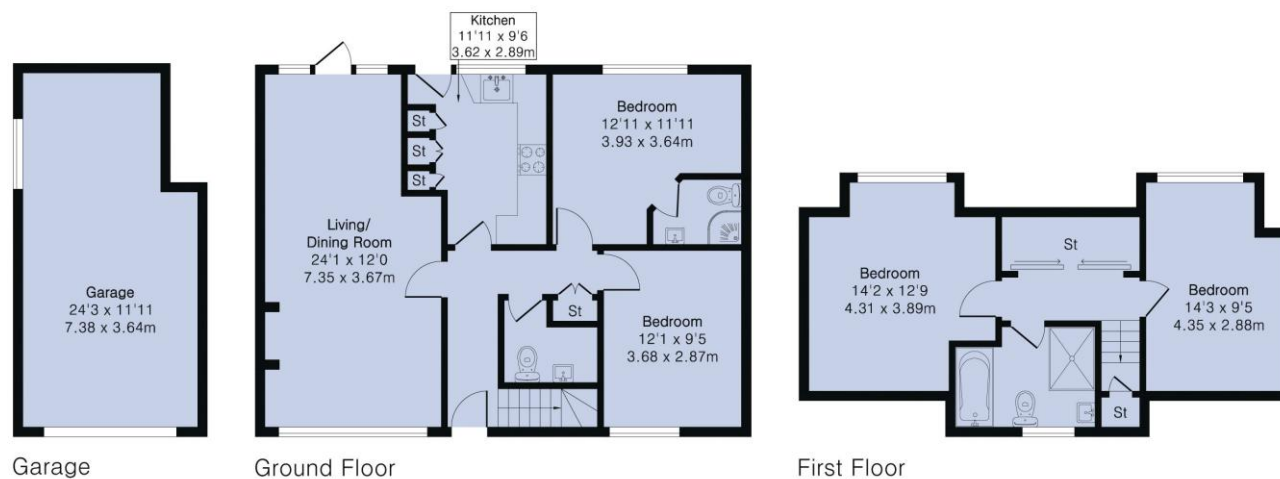
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	68	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcru.com			

Approximate Gross Internal Area 1235 sq ft - 115 sq m (Excluding Garage)

Ground Floor Area 785 sq ft – 73 sq m

First Floor Area 450 sq ft – 42 sq m

Garage Area 269 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.