



Grange Avenue | Paignton | TQ4 7JY

Asking Price Of £495,000

A 4 bedroom plus annex detached chalet bungalow, situated in a desirable cul-de-sac close to shopping facilities and 3 beaches. The property is in excellent order throughout and offers versatile large accommodation suitable for larger families with separate annex accommodation. The property is on a good sized plot with larger than average gardens also large integral garage and separate workshop. Viewing recommended.

- DETACHED CHALET BUNGALOW
- 4 BEDROOMS
- SEPARATE ANNEX
- DOUBLE GLAZING / GAS CENTRAL HEATING
- GARDENS + LARGE GARAGE + WORKSHOP

uPVC FRONT DOOR TO:-

SMALL ENTRANCE LOBBY Door to integral garage and stairs to:-

HALLWAY Central heating radiator. Cloaks cupboard. Understairs cupboard.

LOUNGE 14' 0" x 13' 0" (4.27m x 3.96m) Real flame gas fire with white wood surround. The vendor has recently had a gas safety certificate done. UPVC double glazing. Open outlook. Opening onto:-

KITCHEN/DINER 20' x 12' 0" (6.1m x 3.66m) Kitchen Area:- Range of lightwood kitchen units replaced in approximately 2011 comprising:- 1.2 bowl sink unit with cupboards and drawers under. Adjoining roll edge work tops with cupboards and drawers under. Further roll edge base unit with appliance space under. Built in appliances such as fridge and freezer. Extractor hood. Partly tiled. Dining Area:- UPVC double glazed sliding patio door to:-

CONSERVATORY 15' x 8' (4.57m x 2.44m) UPVC double glazing. French doors and windows to the rear garden.

BEDROOM 4 14' 1" x 12' (4.29m x 3.66m) Built in wood fronted bedroom furniture. Double central heating radiator. UPVC double glazing. Spectacular views.

BATHROOM Coloured suite comprising:- Panelled bath with shower attachment. Vanity wash hand basin. Storage cupboard with electric shaver point. Fully tiled. Built in medicine cabinets. UPVC double glazing. Central heating radiator.

LANDING Walk in linen cupboard with lagged copper cylinder and electric immersion heater.

Address 'Grange Avenue, Paignton, TQ4 7JY'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '70 | C'

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



MASTER BEDROOM EN-SUITE 12' x 11' 10" (3.66m x 3.61m plus recessed dressing area) Central heating radiator. UPVC double glazing. Fine open outlook. Door to:- En-suite:- Large shower cubicle with electric shower, curtain and rail. Pedestal wash hand basin. Low level W/C. Fully tiled. Extractor fan.

BEDROOM 2 20' x 9' 0" (6.1m x 2.74m) Large extra storage space cupboard on the left as well as eaves storage. Double glazed Velux window.

BEDROOM 3 14' x 11' (4.27m x 3.35m) Central heating radiator. UPVC double glazing.

ANNEX (Via hallway)

LOUNGE/KITCHEN 16' x 11' (4.88m x 3.35m) Built in kitchen units with single drainer sink unit with cupboards below. Base unit with cupboards under. Double central heating radiator. UPVC double glazing door to rear garden and:-

STUDIO 14' 6" x 11' (4.42m x 3.35m) Central heating radiator. UPVC double glazing.

SHOWER ROOM Shower cubicle fully tiled with electric shower. Low level W/C. Small wash hand basin.

OUTSIDE Driveway with parking for 3/4 cars.

INTEGRAL GARAGE 22' x 14' 0" (6.71m x 4.27m) Door to rear garden. Strip lighting. Power. Metal up and over door. (Door to entrance lobby)

WORKSHOP 15' x 11' 0" (4.57m x 3.35m) Power and lighting. Gas boiler for central heating and domestic hot water. Half glazed door to outside.

FRONT GARDEN Shrub garden area.

REAR GARDEN The garden is south facing allowing the conservatory, the garden and the annex kitchen to enjoy the sunshine throughout the day for most of the year. There is a large flagstone patio area onto sun decking with feature gravelled area beyond and leading onto 2 lawned garden areas with rockery area and a variety of inset shrubs. The garden also benefits from a greenhouse and pond.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.