



Northleat Avenue | Paignton | TQ3 3UG

Asking Price Of £269,950

A three bedroom extended semi detached bungalow in a popular location with level approach. This delightful bungalow sits in a good sized plot with two parking bays to the front. The bungalow benefits from uPVC double glazing and gas central heating with lovely rural views from lounge and bedroom. Outside are gardens to the front and rear. The accommodation comprises:-

- THREE BEDROOM SEMI BUNGALOW
- LEVEL APPROACH
- TWO PARKING BAYS
- COUNTRYSIDE VIEWS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

ACCOMMODATION uPVC entrance door leading to:-

ENTRANCE HALLWAY Dado rail, storage cupboard with shelving and part tiled walls.

LOUNGE - 16' 5" max x 16' 4" max (5.00m max x 4.98m max) uPVC double glazed bay window to the front aspect, coving, dado rail, power and lighting, tv point, power points, laminate flooring, feature fireplace with electric fire and door leading to

KITCHEN - 11' max x 8' 4" max (3.35m max x 2.54m max) uPVC double glazed window to the rear aspect, matching wall, base and drawer units, rolled edge worksurfaces, single drainer sink unit with mixer tap over, part tiled walls, four ring gas double oven with stainless steel extractor above, chrome splashback, radiator, space for fridge freezer and archway leading through to:-

UTILITY ROOM - 10' 7" max x 9' 2" max (3.23m max x 2.79m max) uPVC obscure double glazed window and door to the rear aspect, coving, matching wall, base and drawer units, rolled edge worksurfaces, plumbing for washing machine, space for tumble dryer and power points.

BATHROOM uPVC obscure double glazed window to the side aspect, white suite comprising corner bath, pedestal wash hand basin, low level WC, fully tiled walls, modern towel rail, wall mounted electric shower, storage cupboard and extractor.

Address 'Northleat Avenue, Paignton,
TQ3 3UG'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '61 | D'

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INNER HALLWAY Loft access and doors leading off to bedrooms.

BEDROOM ONE 12' 1" max x 11' 8" max (3.68m max x 3.56m max) uPVC double glazed window to the front aspect, coving, built in cupboard, radiator, tv point and power points.

BEDROOM TWO 12' 5" max x 11' 8" max (3.78m max x 3.56m max) uPVC double glazed patio doors to the rear aspect, coving, full length mirrored sliding wardrobes, tv point, power points and radiator.

BEDROOM THREE 8' 5" max x 6' 9" max (2.57m max x 2.06m max) uPVC double glazed window to the rear aspect, coving, built in wardrobes, radiator and power points.

OUTSIDE The front of the property has mature shrub borders, side access and two parking bay.

GARDEN The rear garden has side access, a patio area, steps leading up to tiered areas with lawn, mature shrubs and trees, patio, seating area and outside tap.

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.