



Blatchcombe Road | Paignton | TQ3 2JP

GUIDE PRICE OF £425,000 - £450,000

A substantially sized four bedroom detached dormer bungalow situated in the desirable location of Preston, Paignton. The home offers bundles of space and comprises an inner porch way, a welcoming entrance hallway, a large living room, a spacious kitchen/diner, a downstairs WC, four bedrooms with the master being en-suite, a further family shower room, front and rear gardens, a large basement and off road parking. The home is positioned in an ideal spot and is within easy reach of schools, shops, Oldway mansions, Paignton town, bus links and more.

- SUBSTANTIALLY SIZED DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- SEA VIEWS
- A VAST AMOUNT OF OFF ROAD PARKING
- BEAUTIFULLY LANDSCAPED AND LARGE REAR GARDENS
- MASTER EN-SUITE
- OLDWAY PRIMARY CATCHMENT

**ENTRANCE PORCH WAY** Wooden French doors opening into a spacious inner porch way, double aspect windows with far reaching sea views across to Torquay. A secondary door opening into:-

**ENTRANCE HALLWAY** A wide and welcoming entrance hallway with doors leading to the adjoining rooms, a further door leading down to a sizeable basement, stairs rising to the first floor accommodation, a beautiful arched stained glass window allowing ample light to flood through. Exposed and restored original floor boards, overhead lighting, phone and internet points and a gas central heated radiator.

**LIVING ROOM - 4.98m x 3.67m (16'4" x 12'0")** An incredibly spacious living room overlooking the beautifully kept front gardens with space for an abundance of furniture. A feature log burning stove with a granite hearth, exposed and restored original floor boards, a bay window with stunning stained glass panes above. Picture rails, tv point, gas central heated radiator and bifolding doors opening into:-

**KITCHEN/DINER - 6.54m x 4.5m (21'5" x 14'9")** A wonderfully large kitchen/diner perfect for entertaining and modern day living as it also opens into the living room and out to the rear gardens. The kitchen boasts a range of base and drawer units with solid oak work surfaces above, deep built in larder units and open shelving. A 2 bowl stainless steel sink and drainer unit, a range gas cooker and 6 ring gas hob. Space and plumbing for a fridge freezer and built in dishwasher, a large kitchen island with solid oak work surfaces above. Space for a 8/10 seater dining table, double glazed windows overlooking the picturesque rear gardens and French doors leading outside. Gas central heated radiator.

**CLOAKROOM** A modern downstairs cloakroom comprising a low level flush WC, a wall mounted wash hand basin, complimentary tiled walls and an obscure window and gas central heated radiator.

**BEDROOM THREE - 4.51m x 3.67m (14'9" x 12'0")** A phenomenally large third double bedroom boasting a vast amount of space and an incredible freestanding bathtub within the bay window overlooking the landscaped and private gardens. Built in shelving and a Gas central heated radiator.



**BEDROOM FOUR - 2.68m x 2.38m (8'9" x 7'9")** A sizeable smaller fourth double bedroom located on the ground floor with ample space. A stunning arched stained glass window and a further double glazed window to the side aspect. Parquet flooring and a gas central heated radiator.

**BASEMENT - 7.74m x 3.94m (25'4" x 12'11")** A substantially sized basement that is currently being utilised as a utility area with space and plumbing for a washing machine and dryer. Whilst the rest of the basement is used as a workshop. The basement would make an ideal play room, movie room, study etc also. Three glazed windows to the side aspect of the home, a door leading into a vast amount of under house storage and a door leading out to the gardens.

#### FIRST FLOOR

**BEDROOM ONE - 4.08m x 3.77m (13'4" x 12'4")** A spectacularly sized master bedroom with space for an abundance of furniture. Exposed and restored original floor boards, a deep walk in wardrobe, uPVC double glazed window with far reaching sea views across to Paignton and a gas central heated radiator. Door leading into:-

**EN-SUITE** A sizeable master en-suite comprising a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in triple shower unit. Complimentary tiled walls, extractor fan and a chrome heated towel rail.

**BEDROOM TWO - 3.82m x 3.65m (12'6" x 11'11")** A brilliantly large double bedroom overlooking the rear gardens with beautiful sea views across to Berry Head, Brixham. His and hers two walk in wardrobes with ample hanging and shelving space, double aspect uPVC double glazed windows and a gas central heated radiator.

**SHOWER ROOM** A modern and recently fitted shower room boasting a three piece suite of a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. uPVC obscure double glazed window and a cast iron central heated radiator.

#### OUTSIDE

**REAR GARDEN** A recently landscaped and beautifully kept south facing rear garden boasting an incredibly large decking area perfect for outdoor dining and entertaining with a hidden built in bath underneath. The rest of gardens are predominantly laid to lawn however enjoy multiple veg and fruit patches, a chicken coupe and a variety of mature plants and shrubs. Within the garden is a fully fitted and insulated timber built home office fitted with overhead lighting, electrical points and a wood burning stove. Within the gardens is also access to the rear of the garage through a courtesy door, side gate access and water tap.

**PARKING AND GARDEN** Off road parking for up to 4 cars with a stunning wide front garden that is laid to lawn with a variety of mature plants and shrubs.

**Address 'Blatchcombe Road, Paignton, TQ3 2JP'**

**Tenure 'Freehold'**

**Council Tax Band 'D'**

**EPC Rating 'TBC'**

#### Contact Details

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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.