



Ridge Orchard | Totnes Road | Paignton | TQ4 7PW

Asking Price Of £299,950

A three bedroom semi detached bungalow situated in the desirable location of Collaton St. Marys, Paignton. The bungalow itself offers a vast amount of space and comprises of a welcoming entrance hallway, a sizeable living room, kitchen through to a large sun room, three bedrooms, a family shower room, a cloakroom, beautiful and level rear gardens and ample off road parking. The property is positioned in an ideal spot and is within easy reach of schools, supermarkets, countryside walks, Totnes and Paignton town, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- THREE BEDROOMS
- LARGE LEVEL REAR GARDENS
- AMPLE OFF ROAD PARKING
- SOUGHT AFTER COLLATON ST. MARY LOCATION

ENTRANCE A uPVC double glazed front door opening into a bright and welcoming entrance hallway with doors leading to the adjoining rooms, loft hatch, overhead lighting and smoke alarm.

LOUNGE - 3.9m x 3.77m (12'9" x 12'4") An incredibly spacious living room to the front aspect of the property with space for an abundance of furniture. A feature fireplace surround, double glazed stained glass leaded windows and a gas central heated radiator.

KITCHEN - 3.46m x 2.38m (11'4" x 7'9") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, space for a gas cooker and fridge freezer. Tile backsplash, overhead lighting and an opening into

SUN ROOM - 4.86m x 3.01m (15'11" x 9'10") An exceptionally large sun room with space for a vast amount of furniture making it an ideal further living space/dining room. Wall mounted lighting, uPVC double glazed windows overlooking the well maintained rear gardens, skylight uPVC double glazed door leading out to the garden and a gas central heated radiator.

BEDROOM ONE - 3.84m x 3.26m (12'7" x 10'8") An exceptionally large master bedroom, double glazed stained glass and leaded windows and a gas central heated radiator.



BEDROOM TWO - 3.56m x 3.01m (11'8" x 9'10") A sizeable double bedroom boasting a vast amount of built in wardrobes, double glazed windows and a gas central heated radiator.

BEDROOM THREE - 2.36m x 2.04m (7'8" x 6'8") A large single bedroom overlooking the well-manicured gardens. uPVC double glazed windows and a gas central heated radiator.

SHOWER ROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a corner shower unit. PVC panelled walls, a uPVC obscure double glazed window and a gas central heated radiator.

CLOAKROOM A low level flush WC, a vanity wash hand basin with fitted storage below and a uPVC obscure double glazed window.

UTILITY ROOM - 2.65m x 2.05m (8'8" x 6'8") Space and plumbing for a washing machine and tumble dryer, a wall mounted combination boiler, a uPVC double glazed door leading out to the side gardens and a gas central heated radiator.

OUTSIDE A large, level and enclosed rear garden that boasts two sizeable patio areas perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants.

PARKING Off road parking for 3 vehicles.

Address 'Ridge Orchard, Totnes Road, Paignton, TQ4 7PW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '51 | E'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

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.