



Totnes Road | Paignton | TQ4 7HD

A substantially sized four bedroom detached bungalow positioned in a convenient location within Paignton. The property boasts a vast amount of space and comprises of a welcoming entrance hallway, a large living room, a spacious dining room, a modern kitchen, utility room, four double bedrooms with the master being en-suite and having a walk in dressing room, a further wet room, easy to maintain rear gardens with a heated swimming pool, a phenomenally large garage that has been separated into a double tandem garage, a gym and then work shop as well as a vast amount of off road parking. The bungalow is situated in an ideal spot and is just moments from an array of amenities such as Collaton Primary school as well as Roselands and white rock Primary, Paignton Academy, an array of supermarkets, bus links, access roads to Paignton town, Stoke Gabriel and Totnes as well as much more.

Asking Price Of £475,000

- SUBSTANTIALLY SIZED FOUR BEDROOM DETACHED HOME
- HEATED SWIMMING POOL
- FOUR DOUBLE BEDROOMS
- EXCEPTIONALLY LARGE GARAGE
- CLOSE TO LOCAL AMENITIES
- MASTER EN-SUITE AND DRESSING ROOM

ENTRANCE HALLWAY A uPVC double glazed front door opening into a wonderfully wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor master bedroom, a deep under stairs storage cupboard and airing cupboard, Two gas central heated radiators and telephone point.

LIVING ROOM - 4.67m x 3.71m (15'3" x 12'2") An extremely spacious living room offering space for an abundance of furniture, a feature electric fireplace with a stone built surround, tv point, a uPVC double glazed bay window and a gas central heated radiator.

DINING ROOM - 4.67m x 3.66m (15'3" x 12'0") A large formal dining room with space for a 8/10 seater dining table as well as additional furniture. Tv point, a feature electric fireplace uPVC double glazed bay window as well as a beautiful stained glass window to the side aspect and a gas central heated radiator.

KITCHEN - 4.41m x 4.13m (14'5" x 13'6") A modern fitted kitchen boasting a range of overhead, base and drawer high gloss units with wood effect roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit with mixer tap above. An electric double oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a fridge freezer and integrated dishwasher, complimentary PVC backsplash, uPVC double glazed windows to the side, breakfast bar seating for 3 and a gas central heated radiator.

UTILITY ROOM - 2.28m x 2.15m (7'5" x 7'0") Space and plumbing for a washing machine and tumble dryer. Wall mounted shelving, uPVC double glazed windows and a uPVC double glazed door leading out to the gardens.

BEDROOM TWO - 4.48m x 2.86m (14'8" x 9'4") A brilliantly large second double bedroom boasting an abundance of space. Built in wardrobes and drawers. Double aspect uPVC double glazed windows to the side aspect and rear overlooking the well maintained rear gardens and swimming pool. Gas central heated radiator.

BEDROOM THREE - 4.16m x 2.61m (13'7" x 8'6") A further generously sized light filled double bedroom to the side aspect of the property. uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 3.17m x 2.86m (10'4" x 9'4") A sizeable fourth double bedroom again, a fitted storage cupboard with fitted shelving, uPVC double glazed window and a gas central heated radiator.



WET ROOM A fully fitted wet room comprising of a low level flush WC, a wall mounted wash hand basin and wall mounted shower attachments. uPVC obscure double glazed window, extractor fan, PVC panelled walls and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 5.14m x 3.91m (16'10" x 12'9") An exceptionally large master bedroom that not only offers a vast amount of space for furniture but also offers a walk in dressing room. uPVC double glazed windows overlooking the front aspect of the property and a gas central heated radiator. Door leading into:-

EN-SUITE A large master en-suite boasting a four piece suite of a low level flush WC, a pedestal wash hand basin, a panelled bath unit and a walk in double shower. Complimentary tiled walls and flooring, a uPVC obscure double glazed window and a chrome heated towel rail.

DRESSING ROOM - 2.72m x 2.51m (8'11" x 8'2") Built in his and hers wardrobes, space for drawers and dressing table, uPVC double glazed window with an open outlook across Primley Woods and a gas central heated radiator.

OUTSIDE An exceptionally sized, sunny and enclosed rear garden that has been designed for ease of maintenance and boasts a sizeable wrap around patio area perfect for outdoor dining and entertaining as well as a 30ft sunken heated swimming pool. Within the gardens are a variety of mature shrubs and hedges, raised flower beds, access to the garage/workshop/gym. Side gate access to the front of the property and water tap.

PARKING Off road parking for several vehicles on a block paved driveway.

GARAGE - 19.24m x 3.09m (63'1" x 10'1") (Garage itself is 12.10m x 3.09m / Gym 4.69m x 3.09m/ Workshop 2.45m x 3.09m) A phenomenally large garage that has been divided into 3 sections with the first still being utilised as a garage with an electric roller door, overhead lighting, electrical points and a uPVC double glazed door leading out to the gardens. The second section has been converted into a work shop with overhead lighting, electrical points, uPVC double glazed windows and a uPVC double glazed door leading out to the gardens. With the third section being utilised as a gym however could alternatively be used as games room/craft room/office etc with uPVC double glazed windows, electrical points and lighting and a uPVC double glazed courtesy door leading out to the gardens.

Address 'Totnes Road, Paignton, TQ4 7HD'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '63 | D'

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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.