



Clifton Road | Paignton | TQ3 3LD

A two bedroom semi detached bay fronted bungalow, situated only a short distance from the town centre. The bungalow is in need of modernisation with a wooden extension to the rear. The gardens are in need of attention and from the top patio is a sea glimpse across to Brixham Marina.

Asking Price Of £220,000

- SEMI DETACHED BUNGALOW
- PARKING FOR 2 CARS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

ENTRANCE Front door to:-

HALLWAY Access to insulated loft space.
Doors to:-

LOUNGE - 4.42m x 2.82m (14'6" x 9'3")
Feature fireplace with inset coal effect electric fire. Central heating radiator. uPVC double glazed bay window.

KITCHEN/UTILITY ROOM - 3.9m x 2.9m max (12'9" x 9'6"max) Range of fitted high gloss units comprising matching wall and base units with further unit to the utility room. Appliance space. uPVC double glazed window and door.

DINING ROOM - 3.48m x 2.34m (11'5" x 7'8") Views over gardens. Sliding door to kitchen. Hardwood double glazed windows.

BEDROOM ONE - 3.89m x 2.91m (12'9" x 9'6") Central heating radiator. uPVC double glazed window.



BEDROOM TWO - 3.86m x 2.82m (12'7" x 9'3") Central heating radiator. Window.

SHOWERROOM Double shower cubicle with mains shower. Vanity basin. Low level WC. uPVC double glazed window. Fully tiled.

OUTSIDE Brick paviour driveway with parking for two vehicles.

FRONT Small front garden area.

REAR GARDEN Patio onto lawned garden with patio and steps onto raised patio enjoying a sea glimpse from the very top inset shrubs. Brick built garden store and greenhouse.

AGENTS NOTE The property benefits from a new roof which was installed in 2021.

Address '58 Clifton Rd, Paignton, TQ3 3LD'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'E'

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.