



Clifton Road | Paignton | TQ3 3LB

Fixed Price £260,000

A wonderfully spacious two bedroom detached bungalow located conveniently just outside of Paignton town. The bungalow comprises of a welcoming entrance hallway, a large living room, kitchen, two spacious double bedrooms, a great sized wet room, sunny rear gardens, off road parking and a garage. The home boasts brilliant sea views across to Thatchers rock, Torquay. Within a short distance is an array of amenities such as Paignton town and beach, schools, an array of supermarkets, doctors and pharmacies and much more. The bungalow boasts bundles of potential and is being offered with no onward chain!

- NO CHAIN!
- SEA VIEWS
- GARAGE
- OFF ROAD PARKING
- SOUTH FACING REAR GARDENS
- BUNDLES OF POTENTIAL

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, overhead lighting, loft hatch and a gas central heated radiator.

LIVING ROOM - 4.41m x 3.68m (14'5" x 12'0") A wonderfully bright and spacious living room to the front aspect of the property. Space for an abundance of furniture, a feature electric fireplace, tv and internet points, uPVC double glazed window and a gas central heated radiator.

KITCHEN - 3.76m x 2.61m (12'4" x 8'6") A sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit, an electric double eye level oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge freezer, a wall mounted combination boiler, uPVC double glazed window and a uPVC double glazed door leading out to the side porch.

BEDROOM ONE - 3.8m x 2.93m (12'5" x 9'7") A brilliantly large master bedroom with space for a vast amount of furniture. A uPVC double glazed window overlooking the well-kept rear gardens and a gas central heated radiator.

Address 'Clifton Road, Paignton, TQ3 3LB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

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BEDROOM TWO - 3.82m x 3.36m (12'6" x 11'0") A further generously sized double bedroom again to the rear aspect of the property. uPVC double glazed window overlooking the rear gardens, a gas central heated radiator and a door leading into the garage.

WET ROOM A sizeable and useful wet room that comprises of a low level flush WC, a pedestal wash hand basin and wall mounted shower attachments. uPVC double glazed obscure window and a gas central heated radiator.

OUTSIDE A sunny and enclosed rear garden that has been thoughtfully designed for ease of maintenance. The garden is predominantly laid to patio slabs perfect for outdoor dining and entertaining as well as a sizeable lawned section. The gardens boast beautiful sea views across to Thatchers rock, Torquay.

PARKING Off road parking for 2 vehicles on the driveway leading up to the garage with a further sizeable front garden that could allow for more off road parking.

GARAGE A metal up and over door that leads into a larger than usual single garage. Fuse box and metres, overhead lighting and electric points as well as a courtesy door that leads out to the rear gardens.

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.