



Graham Road | Paignton | TQ3 1BB

Asking Price Of £270,000

A four bedroom detached bungalow located in the desirable location of Preston, Paignton. The bungalow comprises of a welcoming entrance hallway, a living room, a sizeable kitchen/diner, four bedrooms, a family bathroom, conservatory, off road parking and sunny rear gardens. The bungalow is ideally situated within a quiet cul-de-sac and is within easy reach woodland walks, Preston shops, doctors and pharmacies, schools and much more. The property is being offered with no onward chain!

- NO CHAIN!
- DETACHED BUNGALOW
- QUIET CUL-DE-SAC LOCATION
- FOUR BEDROOMS
- OFF ROAD PARKING
- REAR GARDENS

ENTRANCE A uPVC double glazed front door opening into a welcoming entrance hallway, doors leading to the adjoining rooms, stairs rising to the first floor and a gas central heated radiator.

LOUNGE - 12' 3" max x 10' 6" (3.73m max x 3.20m) A bright and cosy living room to the front aspect of the bungalow. uPVC double glazed bay window and a gas central heated radiator.

KITCHEN/DINER - 16' 6" max x 14' 5" max (5.03m max x 4.39m max) A wonderfully spacious kitchen/diner boasting 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, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, space for a 6 seater dining table, uPVC double glazed windows looking into the conservatory as well as a uPVC double glazed door leading into:-

CONSERVATORY - 12' 6" max x 11' 1" max (3.81m max x 3.38m max) A brilliantly sized conservatory that makes an ideal further living space overlooking the picturesque gardens. Space and plumbing for a washing machine and dryer, Space for ample furniture, triple aspect uPVC double glazed windows and a uPVC double glazed door leading out to the gardens.



BEDROOM ONE - 13' 3" max x 10' 6" max (4.04m max x 3.20m max) A large and light filled master bedroom overlooking the front aspect of the home. Space for ample furniture, uPVC double glazed windows, built in wardrobe and a gas central heated radiator

BEDROOM TWO - 10' 4" max x 7' 8" max (3.15m max x 2.34m max) A generously sized second double bedroom with views across the private gardens. Built in storage cupboards one of which housing the boiler, uPVC double glazed window and a gas central heated radiator.

FIRST FLOOR

BEDROOM THREE - 11' max x 8' max (3.35m max x 2.44m max) A large single bedroom with built in eaves storage, Velux window and a gas central heated radiator.

BEDROOM FOUR - 12' max x 8' max (3.66m max x 2.44m max) A further sizeable single bedroom that could alternatively make an ideal office/study/hobby room etc. Velux window and a gas central heated radiator.

OUTSIDE

REAR GARDEN A beautifully private and large rear garden that boasts a sizeable patio area perfect for outdoor dining and entertaining as well as a lawned section. Within the gardens are a variety of mature shrubs and plants, side gate access, under house storage and water tap.

PARKING Off road parking for 2/3 vehicles.

Address 'Graham Road, Paignton, TQ3 1BB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

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.