



Haytor Avenue | Paignton | TQ4 7TB

Offers Over £250,000

A well presented two bedroom bungalow located in the desirable location of Roselands, Paignton. The property boasts a welcoming entryway that leads into a bright living room, a modern kitchen, two double bedrooms, a contemporary bathroom, a sizeable conservatory, large rear gardens, off road parking and a garage. The property is ideally situated within easy reach of Roselands and white rock primary school, Paignton academy, south Devon college, an array of supermarket, eating establishments, bus links and more. The bungalow is being offered with no onward chain!

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- LARGE REAR GARDENS
- GARAGE
- OFF ROAD PARKING
- SOUGHT AFTER ROSELANDS LOCATION



**ENTRANCE** A uPVC double glazed front door opening into the inner entryway with overhead lighting and a secondary door leading into:-

**LIVING ROOM** - 4.43m x 3.55m (14'6" x 11'7") A wonderfully light and spacious living room to the front aspect of the bungalow overlooking the front gardens, space for ample furniture, TV and Internet point, thermostat heating control, uPVC double glazed windows and a gas central heated radiator.

**KITCHEN** - 4.19m x 1.74m (13'8" x 5'8") A modern fitted kitchen comprising a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a range of integrated appliances such as an electric oven with grill, a four ring induction hob with extractor hood above, a washing machine and dishwasher as well as a fridge freezer. Baxi combination boiler, double aspect uPVC double glazed windows and overhead lighting.

**BEDROOM ONE** - 3.75m x 2.58m (12'3" x 8'5") A large master bedroom overlooking the sunny rear gardens and conservatory. Deep built in wardrobes, uPVC double glazed window and a uPVC double glazed door leading into the conservatory as well as a gas central heated radiator.

**BEDROOM TWO** - 2.73m x 2.71m (8'11" x 8'10") A second sizable smaller double bedroom again overlooking the private rear gardens. uPVC double glazed window and a gas central heated radiator.



**BATHROOM** A modern family bathroom boasting a three-piece suite of a low level WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Modern tiling to the walls, loft hatch, uPVC obscure double glazed window and a chrome heated towel.

**CONSERVATORY** - 3.03m x 2.24m (9'11" x 7'4") A great sized conservatory to the rear aspect of the property that makes an ideal further sitting room. Triple aspect uPVC double glazing and a uPVC double glazed door leading out to the gardens.

**OUTSIDE** A sunny and enclosed rear garden that is predominantly laid to lawn with a variety of mature shrubs and plants, with a further patio area perfect for outdoor dining and entertaining.

**PARKING** Off road parking for 2 vehicles leading up to the garage.

**GARAGE** Metal up and over door.

**Address** 'Haytor Avenue, Paignton, TQ4 7TB'

**Tenure** 'Freehold'

**Council Tax Band** 'B'

**EPC Rating** '72 | C'

### Contact Details

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