



Edenvale Road | Paignton | TQ3 2J

Asking Price Of £295,000

A beautifully presented and highly renovated two bedroom bungalow located within a quiet cul-de-sac just outside of Paignton town. The bungalow comprises of a welcoming entrance hallway, a modern kitchen with vaulted ceilings, a spacious living room with a cosy log burning stove, two double bedrooms, a luxurious family bathroom, rear gardens with a further substantially sized sun deck to the front of the bungalow encapsulating the picturesque views as well as off road parking. The bungalow is perfectly positioned within easy reach of Paignton town, schools, bus links, the ring road and more.

- HIGHLY RENOVATED THROUGHOUT
- LUXURIOUS BATHROOM
- VAULTED CEILINGS
- SEA VIEWS
- OFF ROAD PARKING
- QUIET CUL-DE-SAC

ENTRANCE HALLWAY A composite double glazed front door opening into a welcoming entrance hallway with vaulted ceilings and Velux windows above. Overhead spotlighting, oak doors leading through to the adjoining rooms, uPVC double glazed windows to the side aspect and a gas central heated radiator.

UTILITY - 3.34m x 1.1m (10'11" x 3'7") A sizeable utility room with space and plumbing for a washing machine and dryer. Further space for additional storage, an ideal combination boiler, uPVC double glazed windows and Velux windows, gas central heated radiator.

KITCHEN - 3.27m x 2.33m (10'8" x 7'7") A beautifully modern and recently installed kitchen 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, a four ring gas hob with extractor hood above as well as an integral fridge freezer. Breakfast bar seating for 3, vaulted ceilings, Velux windows, tile backsplash, uPVC double glazed door leading out to the gardens and a gas central heated radiator.

LOUNGE - 4.08m x 3.96m (13'4" x 12'11") A light filled living room to the front aspect of the property with stunning countryside views. A feature log burning stove, walnut flooring, tv and internet points, uPVC double glazed window and a gas central heated radiator.

Address 'Edenvale Road, Paignton, TQ3 2JJ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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BEDROOM ONE - 3.77m x 3.44m (12'4" x 11'3") A large master bedroom to the front aspect of the home with superb countryside views. Walnut flooring, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 4.02m x 3.04m (13'2" x 9'11") A further generously sized double bedroom overlooking the sunny gardens with ample space for furniture. uPVC double glazed window and a gas central heated radiator.

BATHROOM A luxurious, spa like bathroom boasting a low level flush WC, a pedestal wash hand basin and a freestanding porcelain bath tub. PVC panelled walls, fitted storage cupboards, a wall mounted mirror fronted medicine cabinet, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE

REAR A sunny rear garden that boasts a sizeable patio area perfect for alfresco dining with steps leading up to a decking area with a large summer house and a further pebble stoned boarder.

FRONT Off road parking for 1 vehicle. Steps then lead you up to the property where there is also a further incredibly large sun deck with spectacular sea views across to Berry Head, Brixham.

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.