



**Brixham Road | Paignton | TQ4 7HQ**

**Asking Price Of £275,000**

A substantially sized three bedroom semi detached bungalow located just a stones throw from an array of amenities. The bungalow comprises of a welcoming entrance hallway, a large kitchen/diner that opens into the living room, three bedrooms, a further loft room, a contemporary family bathroom, ample off road parking, enclosed and easy to maintain rear gardens and a timber built summer house with electrics and a cloakroom. The bungalow is conveniently positioned within easy reach of schools, south Devon college, a variety of supermarkets, bus links and more.

- AMPLE OFF ROAD PARKING
- SUNNY REAR GARDENS
- THREE BEDROOMS
- LARGE OPEN PLAN LIVING
- CLOSELY LOCATED TO AN ARRAY OF AMENITIES



**ENTRANCE** A uPVC double glazed front door opening into the inner entryway with a further uPVC double glazed front door leading into:-

**HALLWAY** A wide and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the loft room, restored floor boards, overhead lighting and a gas central heated radiator.

**KITCHEN/DINER** - 4.14m x 3.45m (13'7" x 11'4") A wonderfully spacious and modern 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 and a four ring induction hob with extractor hood above. Further integrated appliances include a fridge freezer, dishwasher, wine fridge and bin store. Complimentary tile backsplash, overhead spotlighting, a uPVC double glazed window to the side aspect, a vertical gas central heated radiator and an archway leading into:-

**LOUNGE** - 4.34m x 3.28m (14'3" x 10'9") An incredibly light and large living room overlooking the sunny rear gardens with incredible vaulted ceilings. Built in storage cupboard, tv point, two Velux windows, uPVC double glazed sliding patio doors leading out to the rear perfect for entertaining. Restored floor boards and two vertical gas central heated radiators.

**BATHROOM** A modern family bathroom boasting a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a P shaped panelled bath unit with shower attachments above and a protective glass shower screen. Modern tiling to the walls and floors, overhead spotlighting, extractor fan, two uPVC obscure double glazed windows and a chrome heated towel rail.



**BEDROOM ONE** - 4.06m x 3.1m (13'4" x 10'2") A large master bedroom to the front aspect of the property. UPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 4.04m x 3.05m (13'3" x 10'0") A large double bedroom to the front aspect of the property with space for ample furniture. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 3.56m x 3.23m (11'8" x 10'7") A further generously sized double bedroom overlooking the rear gardens. Restored floor boards, uPVC double glazed French doors leading out to the decking area and a gas central heated radiator.

**LOFT ROOM** - 4.47m x 3.4m (14'8" x 11'2") A large loft room that has been fully boarded and carpeted for occasional use. Eave storage, Velux window and overhead lighting.

## OUTSIDE

**SUMMER HOUSE** - 6.32m x 2.82m (20'9" x 9'3") A brilliantly large summerhouse that has been fully boarded as well as benefiting from overhead lighting and electrical point that could make this space an ideal Office /hobby room/games room etc. Space and plumbing for a washing machine, a cloakroom, uPVC double glazed windows and UPVC double glazed door giving access to rear garden.

**REAR GARDEN** A sunny rear garden that has been thoughtfully designed for ease of maintenance boasting a large decking area that wraps around the property perfect for outdoor dining and entertaining, with a further artificially lawned section. Access to the summer house, water tap and side access leading to the front of the property.

**PARKING** Off road parking for up to 4 vehicles.

Address 'Brixham Road, Paignton, TQ4 7HQ '

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '67 | D'

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561

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.