



Gibson Road | Paignton | TQ4 7LT

A well presented two bedroom bungalow located in the desirable location of Broadsands Park, Paignton. The property comprises of a welcoming entrance porch, a large lounge/diner, a modern kitchen, two double bedrooms, a family shower room, a further sun room, landscaped rear gardens, off road parking and a garage. The bungalow is conveniently located within easy reach of local shops, doctors and pharmacies, bus links, schools, an array of supermarkets and more.

Asking Price Of £325,000

- DETACHED BUNGALOW
- GARAGE
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED THOUGHOUT
- SUNNY REAR GARDENS
- SOUGHT AFTER BROADSANDS PARK LOCATION

ENTRANCE A uPVC double glazed front door opening into the inner porch with further uPVC double glazed windows to the side, a cupboard housing the fuse box and metres, wall mounted lighting and a secondary door opening into:-

LOUNGE/DINER - 5.59m x 3.56m (18'4" x 11'8") A beautifully bright and spacious lounge/diner offering 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 - 5.18m x 2.49m (17'0" x 8'2") A large fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a recently fitted gas cooker with four ring gas hob above and space and plumbing for a fridge freezer and washing machine. Tile backsplash, double aspect UPVC double glazed windows, a UPVC double glazed door leading out to the side of the property, wall mounted combination boiler and a gas central heated radiator.

BEDROOM ONE - 4.6m x 3.56m (15'1" x 11'8") A spectacularly large master bedroom overlooking the picturesque rear gardens. Deep built in wardrobes and drawers, uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO - 3.71m x 2.36m (12'2" x 7'9") A second generously sized double bedroom that offers ample space. Gas central heated radiator and uPVC double glazed sliding patio doors leading into:-

SUN ROOM - 2.84m x 2.54m (9'4" x 8'4") A sizeable sun room overlooking the sun soaked rear gardens that makes for a perfect further sitting room. Triple aspect uPVC double glazing, a door leading out to the gardens, two gas central heated radiators, electrical points and wall mounted lighting.

SHOWER ROOM A modern show room comprising a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in double shower unit. Complimentary tiled walls, extractor fan, two uPVC obscure double glazed windows and a chrome heated towel rail.

OUTSIDE A sun soaked rear garden that has been thoughtfully designed. The gardens boast a sizeable decking area perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants.

PARKING Off road parking for 3 vehicles leading up to the garage.

GARAGE

Address 'Gibson Road, Paignton, TQ4 7LT'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '65 | D'

## 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.