



Totnes Road | Collaton St. Mary | Paignton | TQ4 7PW

Asking Price Of £275,000

A two bedroom semi detached bungalow, situated in a valuable location in Collaton St. Mary. The property whilst requiring some updating does offer tremendous scope and potential with large delightful gardens with parking for three cars. No forward chain.

- SEMI RURAL LOCATION
- LARGE AND PRIVATE GARDENS
- NEEDS UPDATING
- SPACIOUS
- CAN BE EXTENDED INTO ROOF
- PARKING FOR THREE CARS



Front door to:-

HALLWAY Central heating radiator. Stairs to loft space (This could be converted to two further bedrooms subject to permission).

LOUNGE - 4.1m x 3.6m (13'5" x 11'9")  
Fireplace surround. uPVC double glazing.  
Central heating radiator.

DINING ROOM - 3.5m x 2.6m (11'5" x 8'6")  
Airing cupboard.

BREAKFAST ROOM ONTO  
CONSERVATORY - 5.6m x 2.6m (18'4" x 8'6")  
uPVC double glazing patio doors and three  
central heating radiators.

KITCHEN - 3.5m x 3.2m MAX (11'5" x 10'5")  
Range of fitted wall and base units and  
matching wall units. Inset gas hob and eye  
level oven and grill. Gas boiler for central  
heating and domestic hot water. Plumbing for  
washing machine. Central heating radiator.  
uPVC double glazed door to rear.

BEDROOM ONE - 3.5m x 3.1m (11'5" x 10'2")  
Including built in wardrobes. Central heating  
radiator.



BEDROOM TWO - 3.3m x 3m (10'9" x 9'10")  
Central heating radiator. uPVC double glazing.

BATHROOM Comprising panelled bath with  
mixer taps and shower attachment. Vanity  
basin and low level WC. uPVC double glazing  
and central heating radiator.

OUTSIDE Driveway and parking for three cars.

FRONT GARDEN Small bedded area and side  
access.

REAR GARDEN A particular feature of this  
property is its unusually large level gardens laid  
to patio onto lawned and then vegetable garden  
with small brook. The end is backing onto  
rolling fields.

Address 'Totnes Road, Collaton St. Mary  
, Paignton, TQ4 7PW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

## 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.