



Eden Grove | Paignton | TQ3 3JL

Offers Over £225,000

A spacious two bedroom semi detached bungalow located just 0.8 miles from Paignton town. The bungalow comprises of a welcoming inner hallway, a spacious living room, a fitted kitchen, two double bedrooms, a shower room and sunny rear gardens. The property also benefits from sea views and bundles of potential. Within easy reach is bus links, Oldway mansions, Paignton town, schools, the ring road and more. The property is being offered with no onward chain!

- NO CHAIN!
- SEA VIEWS
- SUNNY REAR GARDENS
- TWO BEDROOMS
- SEMI DETACHED BUNGALOW

ENTRANCE A uPVC double glazed front door opening into a welcoming in hallway with doors leading to the adjoining rooms, overhead lighting and a gas central heated radiator.

LOUNGE - 4.26m x 3.48m (13'11" x 11'5") A spacious living room to the front aspect of the bungalow overlooking the picturesque front gardens as well as sea views across to Berry head, Brixham. A feature electric fireplace, picture rails, TV and Internet points and a gas central heated radiator.

KITCHEN - 2.63m x 2.35m (8'7" x 7'8") A sizable 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, an electric oven and four ring gas hob with extractor hood above. Space and plumbing for a washing machine and under the counter fridge. Tile backsplash, UPVC double glazed window and a uPVC double glazed door leading to the sunny rear gardens.

SHOWER ROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Tiled walls, uPVC obscure double glazed window and a chrome heated towel rail.



BEDROOM ONE - 3.39m x 3.33m (11'1" x 10'11") A spacious master bedroom to the front aspect of the property with sea views across to Berry head, Brixham. Space for ample furniture, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 2.92m x 2.5m (9'6" x 8'2") A second sizeable smaller double bedroom overlooking the well manicured rear gardens, built-in wardrobes, uPVC double glazed window and a gas central heated radiator.

OUTSIDE A sun soaked, enclosed rear garden that has been divided into a large patio area perfect for alfresco dining whilst the rest of the gardens are laid to lawn with a variety of mature shrubs and plants, within the gardens is also access to two sheds and side gate access.

Address 'Eden Grove, Paignton, TQ3 2JL'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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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.