



Little Park Road | Paignton | TQ3 3QP

Asking Price Of £315,000

A substantially sized and beautifully presented three bedroom semi detached bungalow located just outside of Paignton town. The property boasts a welcoming inner hallway, a spacious living room, a large and modern kitchen/diner, three double bedrooms, a contemporary family bathroom, sun soaked and easy to maintain rear gardens, off road parking and a garage. The property is perfectly situated within easy reach of schools, shops, bus links, Paignton town and more. The bungalow is being offered with no onward chain!

- NO CHAIN!
- THREE DOUBLE BEDROOMS
- HIGH END EXTENDED KITCHEN/DINER
- GARAGE
- OFF ROAD PARKING
- SOUTH WEST FACING REAR GARDENS



**ENTRANCE** A stylish uPVC double glazed front door opens into a bright and welcoming entrance area complete with side windows for added natural light. A secondary internal door leads into the main hallway.

**HALLWAY** A wide and inviting hallway featuring elegant oak doors providing access to all principal rooms. Includes ample built in storage, a cupboard housing the fuse box, overhead lighting and a gas central heated radiator.

**LIVING ROOM** An impressively spacious and light filled living room showcasing stunning sea views. Highlights include a feature log burning stove, space for ample furniture, dual aspect uPVC double glazed windows, TV and internet points, and a gas central heated radiator.

**KITCHEN / DINER** This beautifully appointed farmhouse style kitchen blends luxury with functionality. Featuring a range of shaker style wall, base and drawer units topped with oak work surfaces. A 1 1/2 bowl porcelain sink with drainer, a range style gas cooker with 7 ring hob and extractor hood above as well as an integrated dishwasher. There's space and plumbing for an American style fridge freezer, while the generous dining area comfortably accommodates a 6-8 seater table. Triple aspect uPVC double glazed windows fill the space with natural light with a glazed door leading to the side of the property and French doors opening onto the sun drenched rear garden. Finished with a gas central heated radiator.

**BEDROOM ONE** A beautifully bright and spacious master bedroom situated at the front of the property, offering superb sea views across to Torquay. Includes oak flooring, ample space for furnishings, uPVC double glazed windows and a gas central heated radiator.



**BEDROOM TWO** A generously proportioned double bedroom overlooking the sunlit rear garden. oak flooring, a uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** Another spacious double bedroom with oak flooring, a uPVC double glazed window and a gas central heated radiator. ideal as a guest room, study, or home office.

**BATHROOM** A contemporary, spa-inspired family bathroom fitted with a modern three piece suite comprising a low level flush WC, a vanity wash hand basin with built in storage, and a panelled bath with shower over. Complemented by stylish tiling, an obscure uPVC double glazed window, extractor fan, and a chrome heated towel rail.

**OUTSIDE** The beautifully landscaped south west facing rear garden has been designed with low maintenance and maximum enjoyment in mind. A generous patio area offers the perfect space for alfresco dining and entertaining while three steps lead up to an artificial lawn bordered by bark lined flowerbeds.

**GARAGE** A larger than average single garage fitted with a metal up and over door, overhead lighting, power points and plumbing for a washing machine. Additional storage space is available at the rear of the garage.

**PARKING** Private off road parking for up to three vehicles in tandem.

**Address** 'Little Park Road, Paignton, TQ3 3QP'

**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.