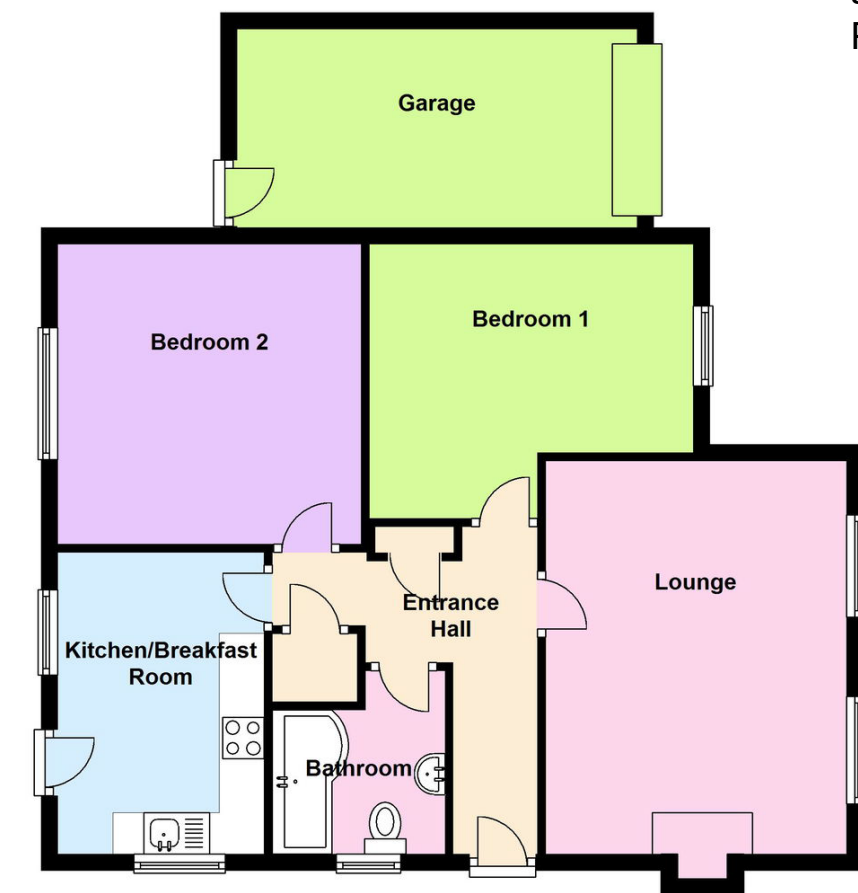




Asking Price Of £280,000

Edenvale Road,
Paignton, TQ3 2JN

A truly stunning two bedroom link-detached bungalow (connected by garage only) located in a desirable residential area, tucked away in a quiet cul-de-sac just off the beginning of Edenvale Road. The property has been significantly upgraded and improved providing delightful living accommodation including contemporary modern fitted kitchen/breakfast room, re-plastered walls creating a feeling of being brand new and decorated to a high standard with new floor coverings. We strongly recommend internal viewing.



uPVC double glazed front door to:-

HALLWAY Central heating radiator. Access to insulated loft space. Spot lighting. Cloaks cupboard.

LOUNGE - 15' 5" x 11' 9" (4.7m x 3.6m) A stunning room with uPVC double glazed picture window with high levels of natural light. Attractive fireplace and matching hearth. Two central heating radiators.

KITCHEN/BREAKFAST ROOM 11' 9" x 7' 10" (3.6m x 2.4m) A range of modern fitted kitchen units comprising sink unit with cupboards under; adjoining work tops with comprehensive range of wall and base units. Inset hob with separate oven and grill. Extractor fan above cooker. Counter top tiling, uPVC double glazed window and door to rear.

BEDROOM 1 11' 9" x 11' 9" (3.6m x 3.6m) A good sized double bedroom with central heating radiator and PVC double glazed window overlooking the rear garden.

BEDROOM 2 12' 9" x 10' 5" (3.9m x 3.2m) A large double bedroom with central heating radiator and PVC double glazed window.

BATHROOM A white suite with shower bath having a electric shower fitment over and curved glass splash screen. Pedestal wash hand basin and low level W/C with dual flush. Chrome ladder radiator. Tiled walls. PVC double glazed window.

OUTSIDE Driveway and garage.

GARAGE 15' 8" x 8' 2" (4.8m x 2.5m) Electric meter. Light and power. Window. Courtesy door to rear. Plumbing for washing machine, space for tumble dryer and freezer unit.

FRONT GARDEN Small garden area with side access.

REAR Directly to the rear is a patio area with side garden leading to the front and a courtesy door to garage. Tap. Patio to a lawn area with privacy.

AGENT NOTE This property has been subject to many improvements both recent and by previous owners including re-plastering, giving the property a new feel internally, underpinning, new floor coverings and a remodelled garden, a number of electrical works carried out, including a new fuse board and electrical safety certification (works to be completed 8th July). Full overhaul of the exterior of the property - including new rendering, cladding, soffits, fascias and guttering. Loft insulation upgraded to meet recommended standards. Recent boiler service (April 2025).

Address 'Edenvale Road, Paignton, TQ3 2JN'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '62 | D'

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