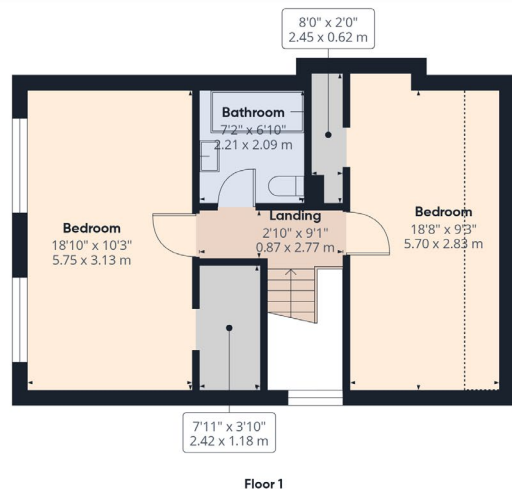
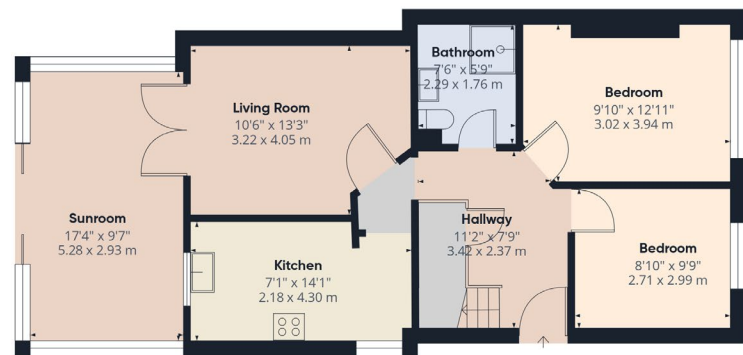




Offers Over £300,000

St. Marys Park, Paignton,
TQ4 7DB

A well presented four bedroom semi detached dormer bungalow located in the highly desirable location of Collaton St. Mary, Paignton. The property offers a vast amount of space and comprises of a welcoming inner hallway, a spacious sitting room that flows through to a large conservatory, a modern farm style kitchen, four double bedrooms, two bathrooms, off road parking and large sunny rear gardens. The home is perfectly nestled within a quiet cul-de-sac and is within easy reach of primary schools, Paignton academy, south Devon college, an array of supermarkets, bus links as well as nearby villages Stoke Gabriel and Totnes.



ENTRANCE A uPVC double glazed front door opens into a wide and welcoming inner hallway with oak doors leading to the adjoining rooms, stairs rising to the first floor, a deep fitted storage cupboard and a gas central heated radiator.

LIVING ROOM A spacious living room that seamlessly flows into the conservatory perfect for entertaining. The living room offers space for ample furniture, tv and internet points and a gas central heated radiator.

CONSERVATORY A large conservatory overlooking the sun soaked rear gardens that is currently used as a dining room but would also make a perfect further sitting room. Triple aspect uPVC double glazing and sliding patio doors that lead out to the gardens.

KITCHEN A modern farm style kitchen boasting a range of overhead, base and drawer shaker style units with wood work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric cooker, space and plumbing for a washing machine and fridge freezer, complimentary tile backsplash and two uPVC double glazed windows.

BEDROOM THREE A third brilliantly spacious double bedroom located on the ground floor to the front aspect of the home offering a great amount of space. uPVC double glazed windows and a gas central heated radiator.

BEDROOM FOUR A fourth roomy double bedroom that would also make a perfect office/hobby room/study etc. uPVC double glazed windows and a gas central heated radiator.

SHOWER ROOM A useful modern downstairs shower room featuring a low level flush WC, a pedestal wash hand basin and a walk in corner shower unit. Modern tiling, extractor fan and a chrome heated towel rail.

FIRST FLOOR

BEDROOM ONE An incredibly large master bedroom that overlooks the beautifully kept rear gardens and fields to the rear. Space for an abundance of furniture as well as a walk in wardrobe, uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO A second wonderfully sized double bedroom with a further walk in wardrobe area, Velux windows and a gas central heated radiator.

BATHROOM A luxurious family bathroom featuring a low level flush WC, a vanity wash hand basin with fitted storage below and a claw foot freestanding bath tub, extractor fan and a chrome heated towel rail.

OUTSIDE

REAR GARDEN A beautifully kept, enclosed and sunny rear garden that has been thoughtfully designed by the current owners with a large sun deck off of the conservatory perfect for outdoor dining and entertaining with steps then leading down to the rest of the gardens that are predominantly laid to lawn. Within the gardens are an array of mature shrubs and plants, two timber built sheds and side access.

PARKING Off road parking to the front of the property.

Address 'St. Marys Park, Paignton, TQ4 7DB'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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