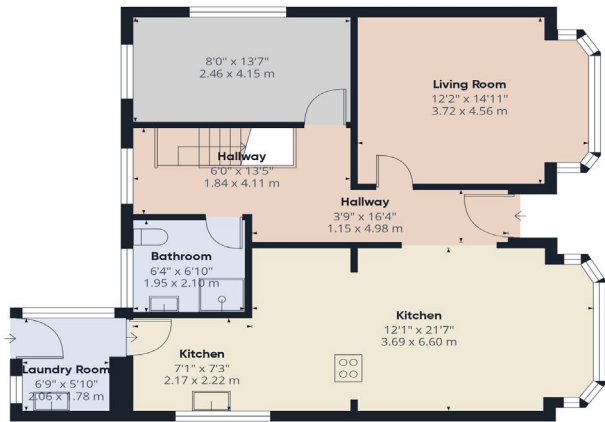




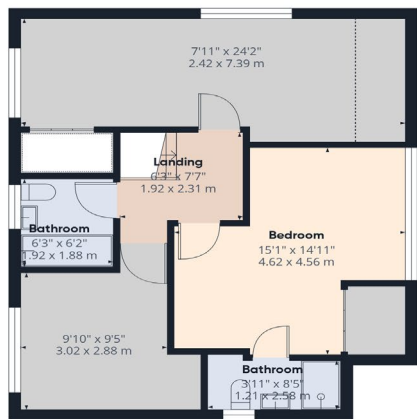
Offers Over £400,000

Totnes Road,
Paignton, TQ4 7HD

A beautifully presented four bedroom detached dormer bungalow located in the desirable location of Collaton St. Mary, Paignton. The property boasts a wide and welcoming inner hallway, a large open plan kitchen/diner, a spacious living room, utility room, four double bedrooms with the master being en-suite, a further two bathrooms, landscaped rear gardens, off road parking and a garage. The property is perfectly situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links and more. The property is being offered with no onward chain!



Floor 0



Floor 1

ENTRANCE HALLWAY A composite double glazed front door opens into a wide and welcoming entrance hall. This inviting space features a deep fitted storage cupboard, a gas central heated radiator, a uPVC double glazed window, and stairs rising to the first floor. Doors lead to all principal ground floor rooms.

LIVING ROOM Flooded with natural light from a large uPVC double glazed bay window, the front facing living room offers a bright, airy and spacious setting perfect for relaxing or entertaining, it benefits from a gas central heated radiator, TV and internet points, gas point and ample room for a variety of furniture.

KITCHEN / DINING ROOM An expansive, light filled open plan kitchen and dining area, ideal for modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall, base and drawer units with roll edged worktops, a 1 1/2 bowl ceramic sink with drainer, an integrated eye level electric double oven with grill, a four ring induction hob with extractor hood, integrated full height fridge and freezer and a built in dishwasher. Integrated microwave and a Worcester combination boiler concealed in the cupboard providing heating and hot water. Additional features include breakfast bar seating for three, space for an 8 seater dining table, dual aspect uPVC double glazed windows including a bay to the front and further window to the side, and a gas central heated radiator.

UTILITY ROOM A generously sized utility room offering practical additional storage and workspace. Includes base units with roll edged work surfaces above, a single bowl sink, space and plumbing for a stacked washer and dryer, uPVC double glazed window, rear access via a uPVC door and a gas central heated radiator.

BEDROOM FOUR A spacious ground floor double bedroom ideal for guests or elderly relatives, with dual aspect uPVC double glazed windows and a gas central heated radiator.

GROUND FLOOR SHOWER ROOM A sleek and modern family shower room, featuring a walk in corner shower, low level flush WC, vanity wash hand basin with storage below, complimentary tiling to walls and floor, extractor fan, obscure uPVC double glazed window and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE A superbly proportioned master bedroom with vaulted ceiling and deep built in wardrobes. A uPVC double glazed window and a gas central heated radiator.

EN-SUITE A stylish en-suite featuring a large walk in double shower unit, low level flush WC and a vanity wash hand basin with built in storage. Finished with complementary tiling, extractor fan, obscure uPVC double glazed window and gas central heated radiator.

BEDROOM TWO A second exceptionally large double bedroom enjoying views over the landscaped rear gardens. Includes a deep fitted wardrobe, dual aspect uPVC double glazed windows and two gas central heated radiators.

BEDROOM THREE Another generously sized double bedroom overlooking the rear garden, complete with a uPVC double glazed window and a gas central heated radiator.

FAMILY BATHROOM A well appointed family bathroom comprising a panelled bath with shower attachments and protective glass screen, wall mounted wash hand basin, and low level flush WC. Tiled walls, extractor fan, obscure uPVC double glazed window and gas central heated radiator.

OUTSIDE The rear garden has been thoughtfully landscaped to create a tranquil and functional outdoor space. A large composite decked terrace is ideal for alfresco dining and entertaining, while a pebble stone section and spacious lawn are surrounded by an array of mature shrubs and plants. The garden also features side access, an outdoor water tap, and a gate leading to a secure carport and garage. To the front, a resin bound driveway provides off road parking for up to four vehicles.

AGENTS NOTE Approved planning permission for a detached two bedroomed annexe in the rear garden.

Address 'Totnes Road, Paignton, TQ4 7HD'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

Taylor's Estate Agents
24-26 Hyde Road
Paignton
Devon
Tq4 5by