



Asking Price Of £289,500

Harbourne Avenue,  
Paignton, TQ4 7DU

A well presented two bedroom detached bungalow located within a quiet cul-de-sac in the desirable location of Roselands, Paignton. The bungalow comprises of a welcoming entrance hallway, a large and light filled living room/diner, a sizeable kitchen, two double bedrooms, a wet room, sun soaked south facing gardens, off road parking and a garage. The property is ideally situated within easy reach of schools, South Devon college, an array of supermarkets, bus links and more.





**HALLWAY** A uPVC double glazed front door opens into a spacious and inviting entrance hall. From here doors lead to all main rooms, with a convenient storage cupboard housing the fuse box, access to the loft and a gas central heated radiator.

**LIVING ROOM / DINING AREA** An impressively large and bright living/dining room overlooking the well maintained rear gardens. Featuring an electric fireplace as a focal point, along with TV and internet connection points, a uPVC double glazed window and a gas central heated radiator.

**KITCHEN** A well appointed kitchen fitted with a range of wall, base and drawer units complemented by roll edge worktops. It includes a stainless steel single bowl sink with drainer, an integrated electric oven with grill and a four ring gas hob with extractor fan above. There's space and plumbing for a washing machine and under counter fridge. Additional features include tiled splashback, a cupboard housing the boiler, dual aspect uPVC double glazed windows and a rear uPVC door opening to the garden.

**BEDROOM ONE** A spacious master bedroom situated at the front of the property offering generous proportions, a large uPVC double glazed window with picturesque woodland views and a gas central heating radiator.

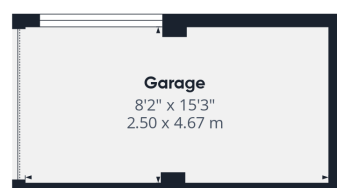
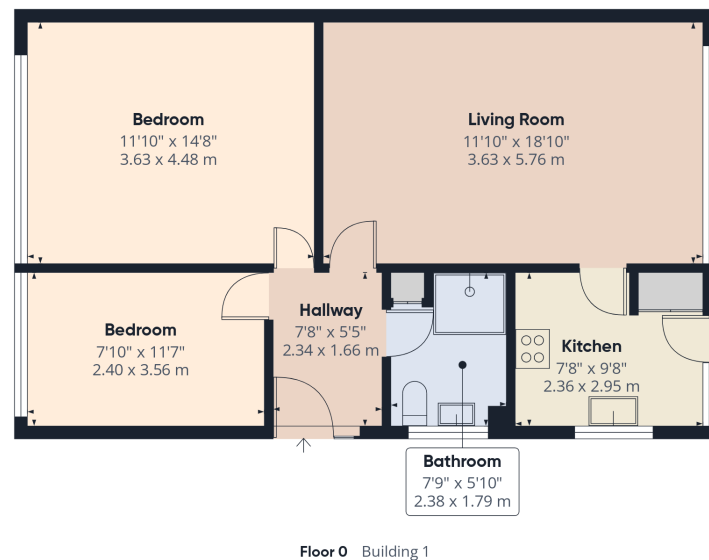
**BEDROOM TWO** A second well sized double bedroom also enjoying charming views of the surrounding woodland. Includes a uPVC double glazed window and gas central heated radiator.

**BATHROOM** A practical and accessible wet room comprising a low level flush WC, pedestal wash basin and wall mounted shower with wet room style flooring. Finished with tiled walls, an obscure uPVC double glazed window and a deep built in storage cupboard.

## OUTSIDE

**REAR GARDEN** A private and sunny south facing rear garden, perfect for outdoor living. A generous patio area offers an ideal spot for alfresco dining or entertaining, with steps leading up to a well maintained lawn bordered by mature plants and shrubs.

**GARAGE & PARKING** A single garage with an electric door, overhead lighting, and power points offers excellent storage or workshop potential. Additional off road parking is available at the front of the property.



Address 'Harbourne Avenue, Paignton, TQ4 7DU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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