



Dunstone Park Road, Paignton

Offers Over £320,000



**WILLIAMS HEDGE**  
estate agents



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## 7 DUNSTONE PARK ROAD, PAIGNTON, TQ3 3NF

Very well presented | Stunning sea views over Paignton and towards Brixham | Entrance hall Bathroom | Two double bedrooms | Lounge | Dining area | Kitchen/breakfast room | Enclosed rear garden with a mixture of lawn and decked seating areas | Parking to the rear | Viewing highly recommended

Positioned in a cul-de-sac of Paignton this beautifully presented detached bungalow offers stunning sea views over Paignton and towards Brixham. Accommodation comprises, entrance hall, kitchen/breakfast room, two double bedrooms, dining room, bathroom and lounge with vaulted ceiling and full-length sliding doors benefiting from the elevated panoramic views to the rear. The garden has a mixture of decking and lawn with steps down to parking area. Viewing highly recommended.

### The Accommodation Comprises

Obscure double-glazed door into entrance hall.

#### **ENTRANCE HALL** - 3.05m x 1.22m (10'0" x 4'0")

Ceiling light points, smooth finished ceilings, coving, laminate wood effect flooring, doors to kitchen, dining room and bathroom, radiator.

#### **LOUNGE** - 4.65m x 3.4m (15'3" x 11'2")

Laminate wood effect flooring, vaulted ceiling, ceiling light point, triple aspect with UPVC double glazed windows on both sides and large UPVC double glazed sliding doors with feature triangular shaped UPVC double glazed window to full ceiling height, TV aerial point, radiator, stunning elevated views of the surrounding area, sea view and views towards Brixham and Berry Head, archway to



#### **DINING ROOM** - 3.71m x 2.82m (12'2" x 9'3")

Continuation of laminate wood effect flooring, ceiling light point, smooth finished ceiling, coving, radiator, UPVC double glazed window to the side aspect. This room does have a possibility of being converted into bedroom three which would lend itself to becoming a double bedroom.

#### **KITCHEN/BREAKFAST ROOM** - 6.12m x 2.79m (20'1" x 9'2" max)

Kitchen area: Matching wall, base and drawer units with roll edge work surfaces over, inset stainless steel sink with matching drainer, mono block mixer tap, complimentary tiled splashback, UPVC double glazed window to the front aspect, inset four ring gas Lemona hob and built-in oven/grill, extractor hood, space and plumbing for washing machine, directional ceiling spotlights, double glazed window to the front aspect, space for American style fridge freezer, space and plumbing for washing machine and tumble dryer, laminate wood effect flooring.



Breakfast area: Continuation of laminate flooring, ceiling light point, access to loft, radiator, telephone point, coving.

#### **BEDROOM ONE** - 3.18m x 2.87m (10'5" x 9'5")

Double bedroom with ceiling light point, smooth finished ceiling, coving, TV aerial point, UPVC double glazed window to the rear aspect with sea view, radiator.





**BEDROOM TWO** - 2.87m x 2.59m (9'5" x 8'6")  
 Double bedroom with ceiling light point, smooth finished ceiling, coving, UPVC double glazed window to the front aspect, radiator, TV aerial point, laminate wood effect flooring.

**BATHROOM** Inset ceiling spotlights, aqua panelled wall, end shaped bath with curved shower screen and mains fed shower, whirlpool jets, centralised mono block mixer tap, access to loft space, tiled flooring, close coupled WC, push button flush, pedestal hand wash basin, mono block mixer tap, heated towel rail, obscure double-glazed window to front aspect, extractor fan.



**OUTSIDE**

**FRONT** Timber gate leading to ten steps down with concrete path meandering parallel to the property with gravel bed, various plant beds, enclosed with block wall, outside tap, wall mounted gas meter, timber gate providing access to the side garden, gravel bank.

**REAR GARDEN** Accessed via the lounge, sliding doors onto large decked seating area with panoramic views of countryside and stunning sea views, steps down to further deck area to the side and steps down to level which is mainly lawned, bordering plant bed and enclosed with panelled fencing, vegetable plot, storage space, below the decking timber gate to the rear providing access to the service lane.



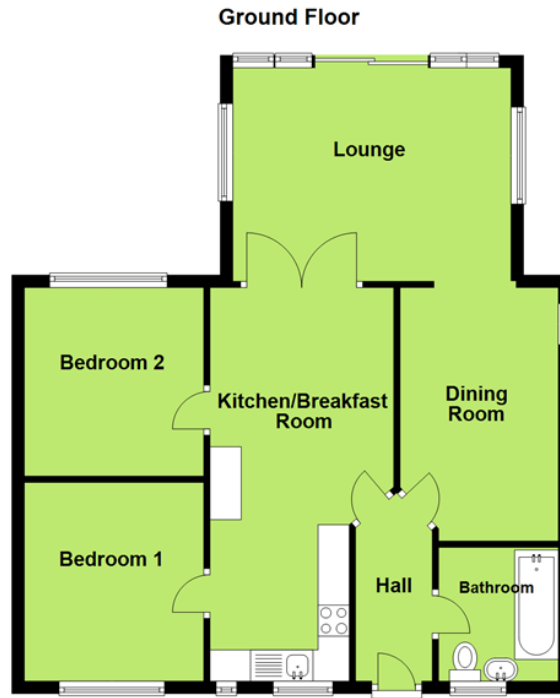
**PARKING** Parking is at the rear via a service lane

Age: 1936 (unverified)	Stamp Duty:* £3,500 at asking price
Council Tax Band: C EPC Rating: C	Tenure: Freehold
Services – Mains gas, electric, water & sewerage	
Broadband - Standard, Ultrafast Mobile Network – Indoor - EE, Three, O2, Vodafone voice & data limited Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: Cupboard in front bedroom	Gas Meter Position: Outside front
Boiler Position: Loft - combi	Water: Rates
Loft: Boarded, insulated, ladder, light	Rear Garden Facing: South
Total Floor Area: Approx 65 sqm	Square foot: Approx 699.65 sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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