



30 Brixham Road

Paignton, Devon, TQ4 7HQ

RENDELLS

30 Brixham Road, Paignton, Devon, TQ4 7HQ

Offers in Excess of £250,000

A versatile semi-detached 2/3 bedroom bungalow with driveway parking for 2/3 vehicles. An enclosed level rear garden offering plenty of scope for the green fingered.

- Versatile layout
- 3 Bedrooms
- Light and airy accommodation
- Large well-proportioned bathroom
- Driveway parking for 2/3 vehicles
- Wheelchair access to the front door
- Large enclosed rear garden
- NO ONWARD CHAIN

Totnes 4.7 miles approx., Torbay 4.5 miles approx., Dartmouth via Ferry 9.1 miles approx., Exeter 24.9 miles approx., Plymouth 28.6 miles approx., Newton Abbot 8.3 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

Situated on the outskirts of Paignton, convenient to local facilities including schools, South Devon College and the bus route into Paignton town centre which is approximately 1.5 miles away. Paignton Zoo and a good choice of supermarkets are a short walk away. Totnes and Newton Abbot are also easily accessible from Tweenaway Cross. For Sale with NO ONWARD CHAIN.

Description

30 Brixham Road is well placed with good access to the communications and facilities of Paignton and Torbay. Parking for 2/3 vehicles with potential for creating further parking. Flexible accommodation which may suit three bedrooms or reconfigure to create a further sitting/dining room to the rear of the property depending on the purchaser's needs with excellent ceiling heights and plenty of natural light. Bedroom 3/Dining Room has a sliding patio door opening out onto the level rear gardens with patio and lawned area with plenty of space for the green fingered and further space for a garden studio.

The property has been recently painted and newly carpeted throughout the bedrooms and living area.

Viewing is highly recommended to appreciate the versatility of this semi-detached bungalow.

Accommodation

Entering in through double-glazed door into entrance porch with further door leading to the rear garden. Glazed door into kitchen with a range of undercounter and wall mounted units with roll top worktops. Space for electric hob and cooker. Space for a dishwasher. Space for washing machine and tumble dryer. Plenty of room for a breakfast/dining table. Free standing fridge/freezer. Glass fronted display cabinets and tiled splashback. Original sitting room with front aspect. Excellent ceiling heights. Bedroom One with front aspect and good ceiling heights.



Plenty of space for wardrobe storage. Large Bathroom with wood effect vinyl. Large shower enclosure to include Mira mixer tap shower and an additional Mira electric shower. Hand wash basin, W.C. and towel rail. Bath situated in the centre of the bathroom. Built-in cupboards either side of the chimney breast.

To the rear of the property is Bedroom Two with a sliding patio door opening onto the garden with plenty of space for additional storage. Dining Room/Third Bedroom with a sliding patio door opening out to the garden with views across the surrounding area and to the woodland beyond.

Garden and Outside

The property is accessed via steps to the front and also a decked ramp for wheelchair access with inset non-slip rubber. Also to the front is an area with artificial grass for easy low maintenance. Parking for 2/3 vehicles. The garden is accessed through the porch leading to a pathway to the side.

Rear Garden

With a pedestrian gate from the side access with gravel and paved area for alfresco dining with level lawn. Useful wooden garden shed on a concrete plinth. Plenty of space for a garden room or studio taking in some local views towards the woodland beyond.

Agency Note

Double glazed with uPVC fascia boards.

Tenure

Freehold.

Council Tax

Band C.

Energy Performance Certificate

Energy rating D.

Services

Mains electricity, mains water and mains drainage. Mains gas with a Worcester Gas Boiler providing heating and hot water.

Local Authority

Torbay Borough Council Town Hall, Castle Circus, Torquay TQ1 3DR on 01803 201201.

Viewings

Strictly by appointment with a member of the Rendells Team on 01803 863888.

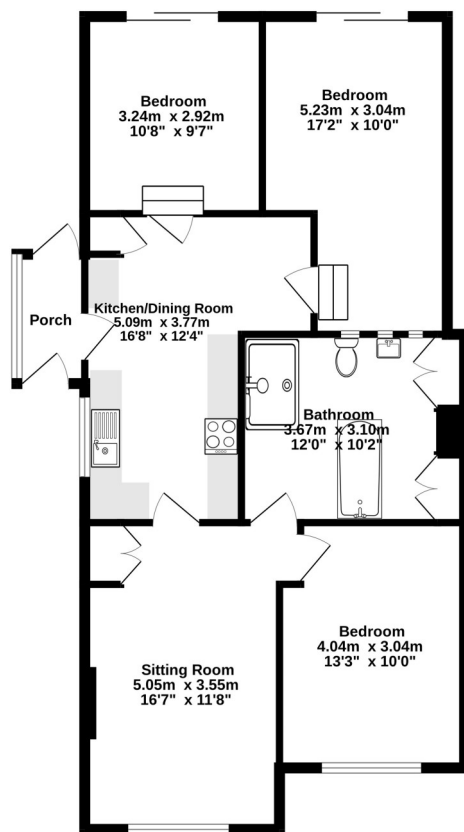
Directions

From Totnes take A385 towards Paignton continue on this road which is called Totnes Road passing the entrance to Blagdon Inn on the left and you continue towards Paignton on the Totnes Road. Passing through Collaton St. Mary and the BMW garage on your right and continue for 600 metres to Tweenaway Cross. Stay in the right-hand lane and then turn right onto Brixham Road continue up the hill and the property can be found on the left.

What3words : swing.host.sector



Ground Floor
80.9 sq.m. (871 sq.ft.) approx.



TOTAL FLOOR AREA : 80.9 sq.m. (871 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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