



Waddeton View Brixham Road, Paignton, TQ4 7BQ
Freehold Bungalow - Detached
Price Guide £455,000

boycebrixham
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A spacious and characterful 1930's detached bungalow occupying a generous sized plot located on the Hookhills side of Churston and so convenient for Paignton, Brixham, and the Dart Estuary. Local shops at Churston Broadway & Hookhills are within a quarter of a mile and direct access out onto the ring road makes the large supermarkets (Lidl, Aldi, Sainsburys, The Range etc) are all within 5 minutes drive.

Within a two mile radius are many lovely coastal & river walks, plus beaches such as Bodsands, Elberry Cove, & Goodrington. Also to hand are doctors and dental practices. A great catchment area for schools including White Rock & Galmpton Primary schools, Churston Grammar School & South Devon College (with adult learning courses).

The property itself opens into a light and bright entrance hallway leading off to all of the principal living accommodation on the ground floor, and with stairs up to the third bedroom upstairs. To the front of the ground floor is the excellent sized and characterful lounge, with trademark 1930's bow-bay window (which is triple glazed) taking in the open views towards Waddeton and the River Dart. The spacious main bedroom is also located to the front, with matching feature window (also triple glazed) and a spacious en-suite WC, (which could easily be adapted to include a shower etc). The second bedroom is to the rear of the property, with a pretty outlook over the rear garden. The family bathroom is spacious and very well presented and features a separate shower adjacent to the bath.

The rear left of the property opens into a light and bright, dual aspect farmhouse style kitchen diner. With gas fired AGA-style cooker (as well as a modern electric oven and hob for convenience). A generous sized 'hub of the home', the room extends back into a versatile space, currently housing the white goods and leading off to the super conservatory. There is also a separate dining room and small store/home office at the back.

Outside, there is ample driveway and graveled parking for several cars, including extra-length space to the side which is ideal for a caravan, boat or motorhome, as well as a pretty front garden, mostly laid to lawn with some well established borders. The rear garden is of particular note. An expansive lawned garden measuring around 30m (100ft) in length, which is south facing and very sunny all day. There is a patio area off the property which is ideal for dining al-fresco. Also included is the garden shed and the large, detached garage/store which is very versatile for many uses, and could be developed as required.

We are pleased to offer this super characterful property, in a central and convenient location, with plenty of scope to add your own stamp, with NO ONWARD CHAIN.

Council Tax Band: D



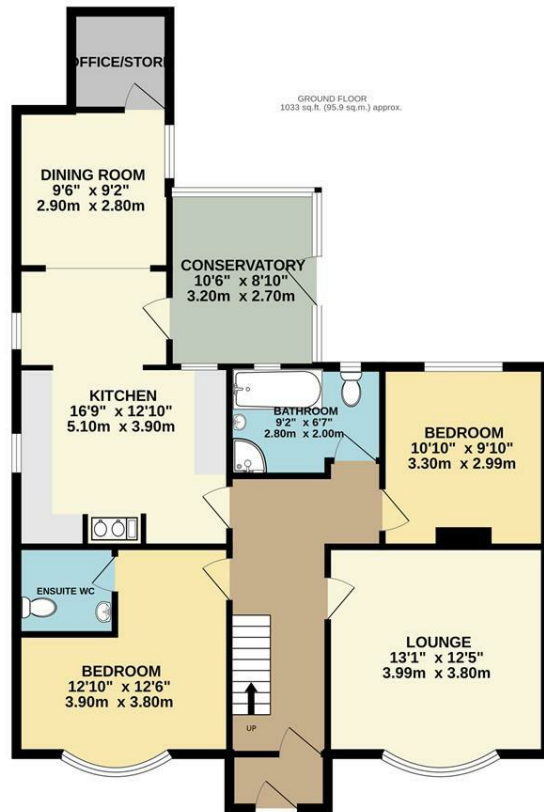
- 1930's Detached Bungalow - Freehold
- Scope For Improvement
- Large, South Facing Rear Garden
- Occupying A Large, Open Plot

- Three Double Bedrooms
- Enjoying Wonderful Open Views
- Offered With No Onward Chain
- Ample Off Road Parking + Garage



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GROUND FLOOR
1033 sq.ft. (95.9 sq.m.) approx.

TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

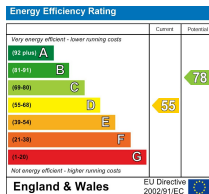
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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OUTSIDE
184 sq.ft. (17.1 sq.m.) approx.

1ST FLOOR
192 sq.ft. (17.8 sq.m.) approx.



Current EPC Rating: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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