

Colley End Road, Paignton

Paignton

Guide Price £399,950

ABSOLUTE



Colley End Road

Paignton,

Internally the accommodation briefly comprises of entrance hallway a large lounge/diner featuring a living flame gas fire, creating a warm and inviting atmosphere. Adjacent to the lounge/diner is a bright and airy sunroom, providing an ideal spot for relaxation or entertaining guests. The stylish modern kitchen is a focal point of the home, showcasing integrated appliances including 2 ovens, an induction hob with extractor hood over, a dishwasher and an American style Bosch fridge/freezer. Contrasting white Minerva worktops providing ample countertop space for preparing meals. A separate utility room, equipped with a walk-in pantry, offers convenient storage and further functionality to the kitchen area.

There are two double bedrooms on the ground floor, the main bedroom having an en-suite and an excellent range of built in furniture. There is also a stunning family bathroom fitted with a 4 piece suite including a large shower cubicle, a wash-hand basin with vanity drawers under, a panelled bath and a low level WC.

On the first floor there are 2 further double bedrooms, one with an en-suite shower room and a small room ideal for a home office.



GARDEN

There are good sized gardens surrounding the property comprising of a lovely paved terrace and level laid to lawn gardens. The gardens are enclosed by mature trees and panelled fencing. Outside store room.

Driveway

2 Parking Spaces

There is a driveway/hardstanding for parking for 2/3 cars

This property is offered with no onward chain, making it an attractive option for those seeking a hassle-free purchase. With its versatile living spaces, modern amenities, and desirable location, this property presents an exceptional opportunity for those looking to acquire a well-appointed and maintained residence.



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The property is located in a highly convenient location close to local amenities including shops, schools and bus services. Paignton town centre is just over a mile away, with its array of shops, cafes and restaurants. Paignton offers a choice of beautiful beaches along with the stunning coastal walk. There is a train station in the town centre, linking the nearby town of Newton Abbot which has a mainline station.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Superb 1920's detached dormer bungalow
- 4 Double bedrooms plus study
- 2 En-suite shower rooms and stunning family bathroom
- Large lounge/diner with living flame gas fire
- Bright and airy sun room
- Stylish modern kitchen with integrated appliances
- Separate utility room with walk in pantry
- Laid to lawn and paved patio gardens
- Parking for 2/3 cars
- No onward chain - viewing highly recommended

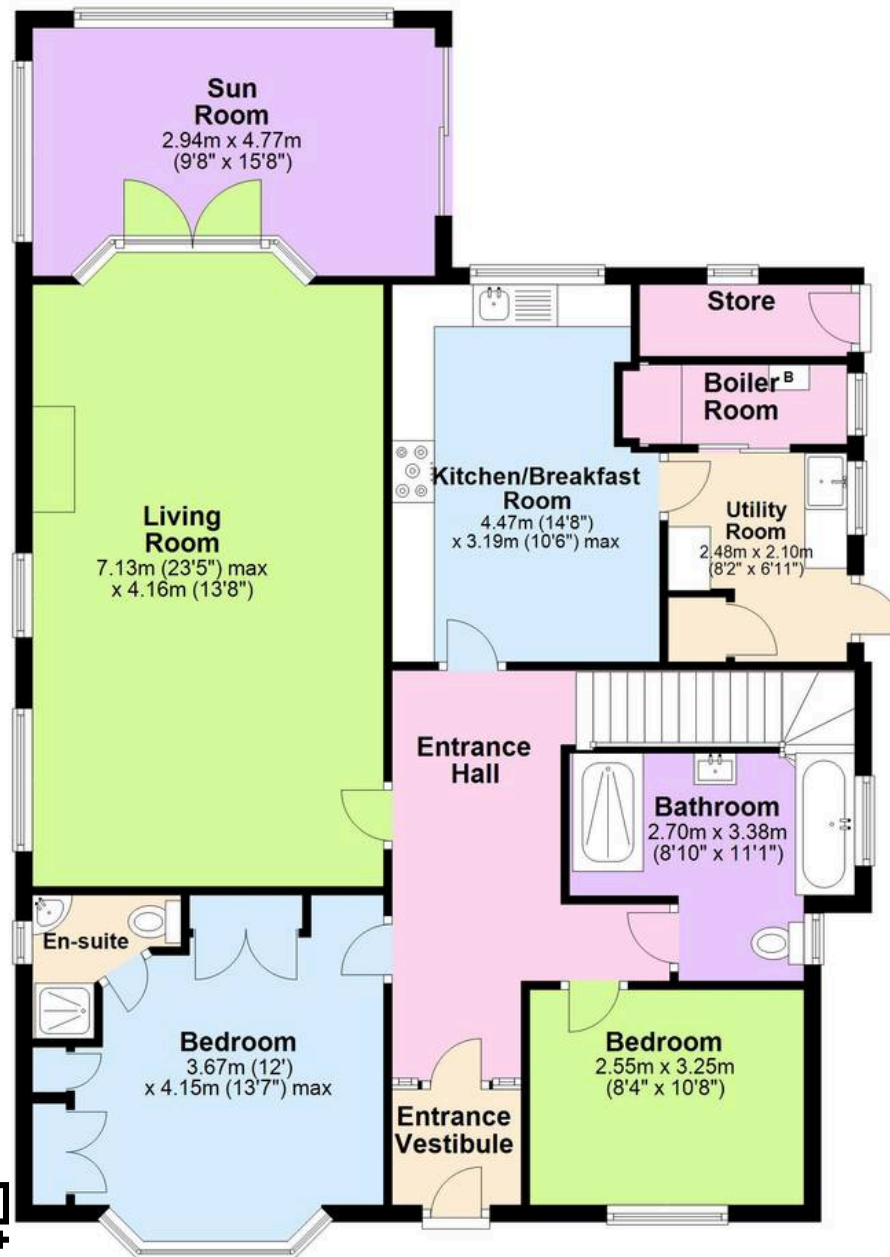






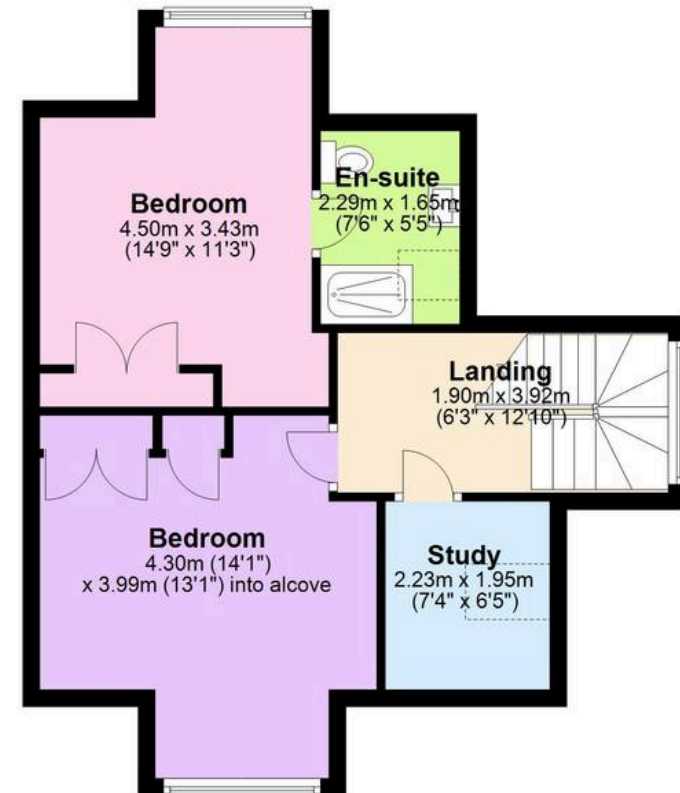
Ground Floor

Approx. 118.6 sq. metres (1276.2 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 166.8 sq. metres (1795.2 sq. feet)

Approx
Plan produced using PlanUp.

126 Colley End Road





Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

paignton@movewithabsolute.co.uk

<http://www.movewithabsolute.co.uk>

