



Blue Waters Drive | Paignton | TQ4 6JE

Offers Over £515,000

A significant two bedroom, three reception detached bungalow in the most sort after Blue Waters Drive location, close to beaches. The property whilst requiring some limited updating has been maintained to a high standard with rooms easily convertible into further accommodation if required. Outside are god sized gardens with two driveways to a double garage. No forward chain. The accommodation comprises:-

- LARGE TWO BEDROOM
- THREE RECEPTION
- BUNGALOW
- BLUE WATERS AREA
- GOOD SIZED PLOT
- DOUBLE GARAGE AND TWO DRIVE WAYS
- VERY ADAPTABLE ROOMS
- STUNNING LOCATION

uPVC double glazed front door to:-

ENTRANCE PORCH Glazed door to:-

LARGE HALLWAY Cloaks cupboard. Access to insulated loft space with loft ladder. Central heating radiator. Airing cupboard.

LOUNGE - 5.3m x 3.8m (17'4" x 12'5") Stone fireplace surround with real flame gas fire. uPVC double glazing. Double aspect.

KITCHEN/BREAKFAST ROOM - 5.4m x 3.6m (17'8" x 11'9") Comprehensive range of matching wall and base units with cupboards and drawers below. 1.5 bowl sink, eye level double oven and grill. Gas hob with extractor over. Further matching wall and base units. Boiler cupboard with gas boiler for central heating and domestic hot water. uPVC double glazed window and door opens onto:-

DINING ROOM - 4.3m x 3m (14'1" x 9'10") uPVC double glazing. Central heating radiator.

CONSERVATORY - 8.6m x 4.3m (28'2" x 14'1") Significantly large room suitable for a variety of purposes. uPVC double glazed windows, ceiling and door to rear.

FAMILY SHOWER ROOM Shower cubicle. Pedestal wash hand basin. Low level WC. Central heating radiator. Fully tiled.

Address 'Blue Waters Drive, Paignton,  
TQ4 6JE'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

### Contact Details

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MASTER BEDROOM - 4.5m x 3.7m (14'9" x 12'1") Range of bedroom furniture. uPVC double glazing.

ENSUITE Panelled bath shower cubicle with electric shower. Vanity basin and low level WC. Central heating radiator. Fully tiled.

BEDROOM TWO - 4.2m x 3.6m (13'9" x 11'9") uPVC double glazing. Central heating radiator. Door to:-

OUTSIDE Driveway with ample parking onto:-

DOUBLE GARAGE Power and lighting. Side door. Second parking bay for additional parking.

GARDENS Lawned and patio gardens to the front and rear with inset rockeries and variety of shrubs.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.