



Guide Price £375,000 - £400,000

Totnes Road,  
Paignton, TQ4 7PW

A well presented and wonderfully spacious three bedroom detached bungalow located in the popular area of Collaton St. Mary's, Paignton. The bungalow comprises of a welcoming entrance porch that leads through to a wide inner hallway, a large living room, a kitchen/diner, three double bedrooms, a sizeable family bathroom, an integral garage, south facing gardens and ample off road parking. The bungalow is ideally situated within easy reach of bus links, both Totnes and Paignton town, an array of supermarkets, schools and more. The property is being offered with no onward chain!





**ENTRANCE PORCH** A uPVC double glazed front door opens into a welcoming entrance porch featuring matching side windows, overhead lighting and a secondary internal door leading into the main hallway.

**HALLWAY** A wide and inviting hallway providing access to all principal rooms. Includes a deep fitted storage cupboard and a gas central heating radiator.

**LIVING ROOM** A bright and generously proportioned living room that flows seamlessly into the kitchen/dining area. This versatile space offers room for a full suite of furniture, a feature log/coal burning stove, TV and internet points and a large uPVC double glazed window allowing in plenty of natural light.

**KITCHEN** A spacious and well appointed kitchen with an extensive range of wall, base and drawer units complemented by roll edged worktops. Features include a two bowl stainless steel sink with drainer, an integrated eye level electric double oven and grill, a four ring gas hob, and plumbing for both a washing machine and fridge freezer. With ample space for a 6 seater dining table, this dual aspect room enjoys stunning countryside views and access to the rear porch.

**BEDROOM ONE** A generously sized master bedroom located at the front of the property, overlooking the beautifully maintained front garden. Includes a uPVC double glazed window and gas central heating radiator.

**BEDROOM TWO** A spacious second double bedroom offering delightful countryside views, built in wardrobes, a uPVC double glazed window, and a gas central heating radiator.

**BEDROOM THREE** A versatile third bedroom ideal as a smaller double bedroom, home office, study, or hobby room. Includes a uPVC double glazed window and a gas central heating radiator.

**FAMILY BATHROOM** A well sized family bathroom featuring a four piece suite comprising a low level WC, pedestal wash basin, panelled bath and a separate corner shower unit. Finished with tiled walls, an obscure uPVC double glazed window and a gas central heating radiator.

## OUTSIDE

**REAR GARDEN** A sun soaked south facing rear garden, complete with a patio area perfect for alfresco dining, a large lawn, a charming fish pond and a variety of mature shrubs, fruit trees and plants, ideal for gardening enthusiasts or relaxing in the sunshine.

**FRONT GARDEN & DRIVEWAY** Ample off road parking for multiple vehicles, alongside a beautifully maintained front lawn bordered with mature plants and shrubs.

**GARAGE** A larger than average integral single garage with an electric roller door. Internally the garage houses a separate WC, lighting and power points, the Logic combination boiler, and fuse box. An integral door offers direct access into the property. The other detached garage is located at the other side of the property.

