



Asking Price Of £279,995

Graham Road,  
Paignton, TQ3 1BB

A spacious three bedroom detached bungalow located within a quiet cul-de-sac in the sought after location of Preston, Paignton. The bungalow boasts a welcoming inner hallway, an open plan lounge/diner, a sizeable kitchen, three bedrooms, a study, family bathroom, sunny rear gardens and off road parking. The property is ideally situated within easy reach of Coombe Park, bus links, Occombe woods, doctors and pharmacies, local shops as well as much more. The property is being offered with no onward chain!



**ENTRANCE HALL** A uPVC double glazed front door opens into a welcoming entrance hallway providing access to the adjoining rooms. Features include ceiling lighting, two fitted storage cupboards and a gas central heating radiator.

**LIVING/DINING ROOM** A bright and spacious open plan living and dining area ideal for entertaining and space for a variety of furniture. The room benefits from TV and internet points, a uPVC double glazed window overlooking the rear garden, and uPVC double glazed French doors opening onto the garden. Three gas central heating radiators.

**KITCHEN** A generously sized kitchen fitted with a comprehensive range of wall, base and drawer units with roll edged work surfaces above. Appliances include an integrated electric double oven with grill, a five ring gas hob with extractor hood, and a 1.5 bowl stainless steel sink with drainer. There is space and plumbing for a washing machine and fridge freezer. A uPVC double glazed window and door provide access to the rear garden.

**BEDROOM ONE** A spacious principal bedroom positioned to the front of the property featuring a uPVC double glazed bay window overlooking the front garden, a TV point and a gas central heating radiator.

**BEDROOM TWO** A second well proportioned double bedroom, also located on the ground floor and overlooking the front garden. The room includes a uPVC double glazed window and a gas central heating radiator.

**STUDY / OFFICE** A versatile home office ideal for remote working or use as a hobby room. Featuring two uPVC double glazed windows and a gas central heating radiator.

**BATHROOM** A modern three piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath with shower attachment and glass shower screen. Complemented by tiled walls, a uPVC obscure double glazed window and a gas central heating radiator.

## FIRST FLOOR

**BEDROOM THREE** A unique U shaped bedroom with two Velux windows providing excellent natural light, together with a gas central heating radiator.

## OUTSIDE

**REAR GARDEN** A south east facing rear garden featuring a substantial sun deck accessed directly from the living area, perfect for alfresco dining. Steps lead down to a generous lawn with an additional patio area beyond.

**FRONT** To the front of the property is off road parking provided by a concrete driveway, along with a low maintenance garden area laid with decorative pebbles and established shrubs.



Address 'Graham Road, Paignton, TQ3 1BB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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