



**Connells**

Blatchcombe Road  
Paignton



## Property Description

**\*\*Guide £290,000 - £310,000\*\*** A fantastic characterful detached dormer bungalow being deceptively spacious with breath taking sea views. This spacious home on entrance comprises of a bright double aspect lounge with superb sea views, dining room with open archway leading into kitchen. separate utility room, downstairs bright bay fronted bedroom, family bathroom with separate cloakroom. Upstairs has a further two double bedrooms and shower room, Externally to the front of this family home has ample parking for Two vehicles, Garage and workshop, Rear garden has beautiful sun decked terraces great for entertaining guests, Patio area, Lawned area with mature trees and shrubs. Viewing comes highly recommended to appreciate all this home has to offer.

## Accommodation

Driveway leading up to the entrance door.

## Inner Porch

Ceiling spotlights and steps leading into

## Entrance Hallway

Ceiling spotlights, radiator, stairs leading to first floor, power points and doors leading to the first floor landing.

## Lounge

19' 6" max x 14' 5" max ( 5.94m max x 4.39m max )

uPVC double aspect double glazed windows to the front and side aspect, ceiling spotlights, picture rails, wall lighting, tv point, power points, radiator, open feature coal fireplace with wooden surround and brick hearth.

## Bedroom One

14' 5" max x 11' 3" max ( 4.39m max x 3.43m max )

uPVC double glazed window to the front aspect, ceiling spotlights, mirrored wardrobes, built in vanity unit with wash basin and cupboards below, double radiator and power points.

## Bathroom

uPVC obscure double glazed window to the side aspect, ceiling spotlights, bath with shower attachment and mixer tap over, pedestal wash hand basin and radiator.

## Separate Wc

uPVC obscure window to the side aspect and low level wc.

## Utility Room

9' 3" max x 8' 9" max ( 2.82m max x 2.67m max )

uPVC double glazed window to the rear aspect, picture rail, rolled edge worksurfaces, space for tumble dryer, plumbing for washing machine, matching wall and base units, space for fridge and freezer and double radiator.

## Dining Room

11' max x 9' 6" max ( 3.35m max x 2.90m max )

uPVC double glazed window to the rear aspect, double radiator, power points and archway leading through to

## Kitchen

9' 2" max x 8' 9" max ( 2.79m max x 2.67m max )

uPVC double aspect double glazed windows to the rear and side aspect, ceiling spotlights, matching wall, base and drawer units, integral fridge/freezer, space for dishwasher, rolled edge worksurfaces, four ring gas hob, stainless steel extractor, stainless steel splashback, built in BOSCH double oven , 11/2 stainless steel sink unit with mixer tap over, part tiled walls and power points.

## First Floor Landing

Velux skylight window to the rear aspect, eaves storage and doors leading to principle rooms.

## Bedroom Two

13' 2" max x 12' 9" max ( 4.01m max x 3.89m max )

uPVC double glazed window and velux skylight to the rear aspect, uPVC double glazed window to the side aspect, ceiling spotlights, loft access, storage, built in wardrobe and radiator.

## Bedroom Three

14' 7" max x 11' 9" max ( 4.45m max x 3.58m max )

uPVC double glazed window to the side aspect, built in wardrobes, storage, further eaves storage and radiator.

## Shower Room

Suite comprising low level wc, ceiling spotlights, corner wash hand basin with mixer tap over, shower cubicle with electric shower, extractor and radiator.

## Garage & Workshop

17' 5" max x 10' 9" max ( 5.31m max x 3.28m max )

Power and lighting.

## Outside

To the front of the property is a driveway with parking for several areas.

To the rear of the property is a sun terraced area with mature shrubs and flower borders, steps leading down to a patio area, sections with raised sleepers, raised flower beds,









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**EPC Rating: D**

Tenure: Freehold

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