



**Connells**

Pines Road  
PAIGNTON





## Property Description

This beautifully renovated two-bedroom semi-detached bungalow is situated in a quiet cul-de-sac location in Paignton and is ready for immediate move-in. The home has been thoughtfully modernised throughout, offering a fresh, contemporary feel while retaining some charming original features. As you enter, you're welcomed by a lovely sunroom, the perfect spot to relax and enjoy the sea views. The heart of the home is the bright, open-plan lounge, kitchen, and dining area, which benefits from a double aspect, allowing plenty of natural light to flood the space. The original exposed floor adds character, while the modern kitchen is fully equipped with integrated appliances for convenience. A separate utility room and a newly fitted shower room add to the home's practicality. Further on, you'll find two spacious double bedrooms, ideal for comfortable living.

Outside, the property features well-maintained front gardens, with side access leading to a private rear garden. The garden includes a raised lawn area surrounded by mature shrubs, offering a peaceful outdoor space for relaxation or entertaining. planning permission granted to add a parking space. Located close to local transport links, shops, and amenities, this home provides convenience alongside its tranquil setting. With the added bonus of no onward chain, it's an excellent opportunity for those seeking a hassle-free move. Viewings are highly recommended to fully appreciate all this home has to offer!

## Accommodation

uPVC obscure double glazed entrance door leads into

### Sun Room

10' 1" max x 7' 2" max ( 3.07m max x 2.18m max )

### Open Plan Kitchen/Lounge/Diner

24' 2" max x 11' 9" max ( 7.37m max x 3.58m max )

uPVC double glazed windows to the front and side aspects.

### Lounge Area

Power points, tv point, storage and wooden flooring.

### Kitchen Area

Ceiling spotlights, matching wall, base and drawer units, rolled edge worksurfaces with matching upstand, single drainer sink unit with mixer tap over, pull out bin cupboard, integral dishwasher, integral fridge freezer, built in eye level oven with pan drawers below, further storage cupboards, radiator and door leading to

## Bedroom One

12' 9" max x 10' 5" max ( 3.89m max x 3.17m max )

uPVC double glazed window to the front aspect, power points and radiator.

## Bedroom Two

12' 7" max x 10' 5" max ( 3.84m max x 3.17m max )

uPVC double glazed window to the rear aspect, power points and radiator.

## Utility Room

9' max x 7' 1" ( 2.74m max x 2.16m )

uPVC double glazed window to the rear aspect, door to the rear aspect, loft access, stainless steel sink unit with mixer tap over, rolled edge worksurface, plumbing for washing machine, built in cupboard and part tiled walls.

## Shower Room

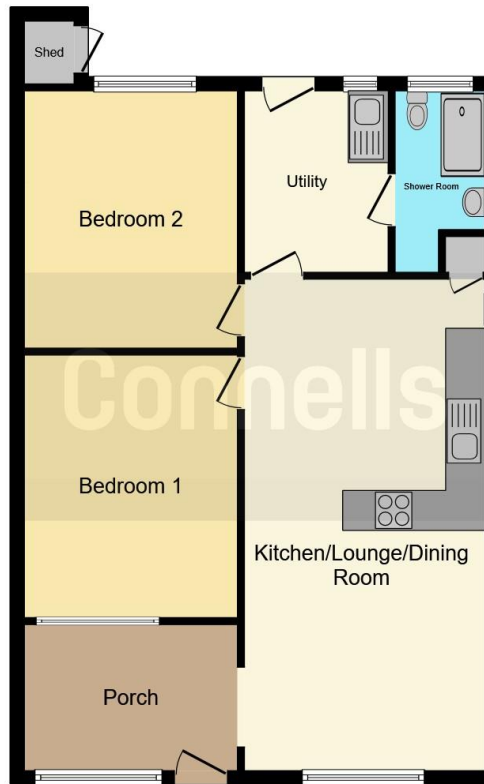
uPVC obscure double glazed window to the rear aspect, low level wc, shower cubicle with wall mounted electric shower, pedestal wash hand basin, part tile walls and extractor.











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**EPC Rating: C**

Tenure: Freehold

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