

## Davies Avenue, Paignton, TQ4 7AN



A spacious **TWO BEDROOM, TWO RECEPTION DETACHED BUNGALOW** located 'on the level' in a most convenient position, within walking distance of a local convenience store with sub post office and regular bus service. Paignton town centre with its sea front and harbour is approximately 2 miles distant and Goodrington Sands is easily accessible from Dartmouth Road approx. one mile distant.

The bungalow is positioned on a corner plot and offers well-tended gardens, ample driveway parking and garage (which is now a useful utility room and store). Internally a good size dual aspect lounge/dining room has a sun lounge leading off, ideal for a second reception room. The modern fitted kitchen which has been replaced in recent years offers plenty of kitchen storage and has a rear porch leading off. There is a bathroom w.c. and two double bedrooms, both of which have fitted wardrobes.

Gas fired central heating is installed along with double glazing. Viewing is recommended.

### £349,950 Freehold

### ENTRANCE PORCH.

Courtesy light. Double glazed inner door opens to.

**ENTRANCE HALL.** Cupboard housing electric meter and consumer unit. Airing cupboard with radiator. Loft access hatch with pull down ladder. Radiator.

**LOUNGE/DINING ROOM. 21' 2" x 11' 5" (6.45m x 3.48m)** A double aspect room. Fire surround with fitted electric fire. Two radiators. Double glazed patio doors opening to sun lounge.

### SUN LOUNGE. 9' 9" x 7' 11" (2.97m x 2.41m)

An ideal secondary sitting room with double glazed windows to three sides and solid roof covering. There is also access from a door to the garden.

### KITCHEN. 13' 4" x 7' 9" (4.06m x 2.36m)

Modern fitted kitchen by 'Wren Kitchens' with excellent range of fitted cupboards, ample working surfaces and inset one and a quarter bowl stainless steel sink and drainer. Built in electric double oven/grill and electric hob to side with cooker hood over. Tiled surrounds. Spaces for fridge/freezer and dishwasher. Wall mounted 'Worcester' boiler. Double glazed window and door leading to the rear porch.

### REAR PORCH.

Space and plumbing for washing machine and tumble dryer etc. Double glazed windows and door to rear.

### BEDROOM 1. 12' 9" x 11' 11" (3.88m x 3.63m) max

Double glazed window to front. Fitted triple width wardrobes with mirrored fronts, and further fitted wardrobes and over bed cupboards. Radiator.

### BEDROOM 2. 12' 10" x 11' 0" (3.91m x 3.35m)

Fitted mirror fronted double wardrobe and further built in wardrobe and dressing unit. Radiator. Double glazed window to rear.

**BATHROOM/W.C.** Comprising white suite of panelled bath with independent electric shower over, close coupled w.c. and white modern vanity unit with inset washbasin and two wall mounted cupboards. Tiled walls. Heated towel rail. Obscure double glazed window.

**OUTSIDE.** Smart driveway to front providing ample parking space leads to:

### STORE AND UTILITY ROOM (Former Garage)

#### UTILITY ROOM. 8' 0" x 7' 2" (2.44m x 2.18m)

Fitted cupboards and worktops with inset one and a half bowl stainless steel sink and drainer. Door to:

#### GARAGE STORE: 8' 4" x 8' 11" (2.54m x 2.72m)

A useful store area with electric roller door.

### OUTSIDE

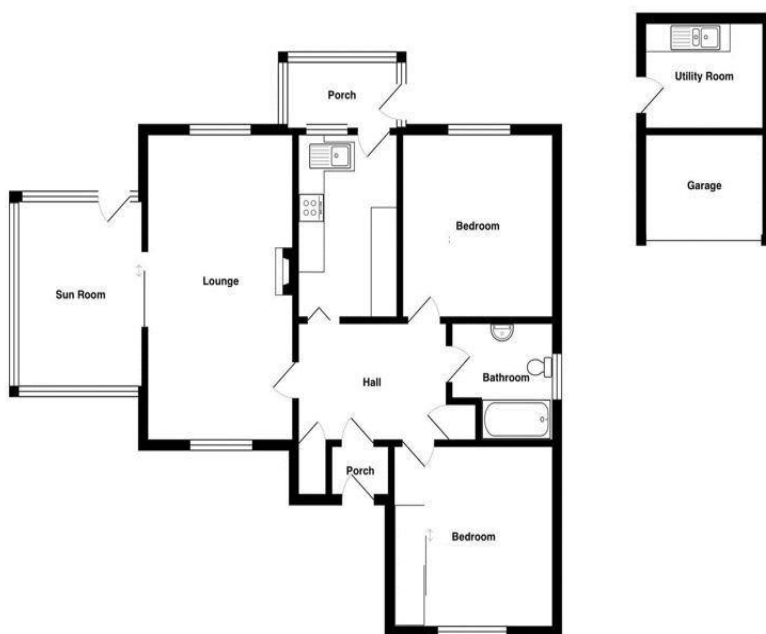
Smart brick paved driveway leading to the garage providing ample parking space.

Well tended corner plot gardens mainly laid to lawn with pretty flowerbeds and inset shrubs. Two garden sheds.

### COUNCIL TAX BAND: C

### ENERGY RATING: D

**NOTE:** The property is connected to mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check mobile phone coverage with your provider, Ofcom indicates likely and limited.



### LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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