

Brixham Road, Paignton, TQ4 7HQ



A well-presented **SEMI DETACHED BUNGALOW** situated on the outskirts of Paignton, convenient to local facilities including schools, South Devon College and the bus service to Paignton town centre and seafront. Paignton Zoo and Morrisons are easily accessible from Tweenaway Cross.

The chalet style bungalow offers a good size, dual aspect lounge/dining room with wide French doors opening to the rear seating area and garden and modern fitted kitchen with integral appliances. There is a double bedroom on the ground floor and smart modern bathroom/w.c. On the first floor is a secondary double bedroom which has access to a loft storage area.

To the front of the property there is a large, level gravelled parking area providing ample parking for 4/5 vehicles. The rear garden is a good size with large decked seating area, level lawn and 22ft wide workshop. Gas fired central heating is installed along with double glazing. Viewing recommended.

£283,000 Freehold

ENTRANCE HALL.

Double glazed entrance door. Engineered oak flooring.
Inset spotlights. Doors to:

LOUNGE/DINING ROOM. 23' 3" x 12' 0" (7.08m x 3.65m) max. A dual aspect room with double glazed window to front and wide French doors to rear opening to the large rear decking area and garden. Fire surround with inset electric fire. Radiator.

KITCHEN. 11' 1" x 10' 4" (3.38m x 3.15m) max.

Fitted with a good range of modern grey fitted wall and base cupboards and wide pan drawers. Marble effect working surfaces with inset stainless steel sink and drainer. Integral fridge/freezer and dishwasher. Built in electric oven/grill with five burner gas hob and cooker hood over. Cupboard housing 'Baxi' combination boiler. Attractive mosaic tiled surrounds. Inset spotlights. Double glazed window to rear.

GROUND FLOOR BEDROOM. 12' 11" x 10' 3" (3.93m x 3.12m)

Double glazed window to front. Radiator.

GROUND FLOOR BATHROOM/W.C. 8' 0" x 5' 6" (2.44m x 1.68m)

Super bathroom comprising white shower bath with curved shower screen and fitted mains shower. Modern bathroom unit with concealed flush w.c. and inset washbasin with large flush mounted mirror over. Heated towel rail. Extractor fan. Inset spotlights.

FIRST FLOOR

BEDROOM. 16' 5" x 8' 4" (5.00m x 2.54m) reducing.

Velux window to front. Double glazed window to rear. Radiator. Door to loft access space. Inset spotlights.

OUTSIDE

FRONT.

Large gravelled parking area to front of the bungalow with ample space for 4/5 vehicles. Pathway to front door and access door to the rear garden.

REAR GARDEN.

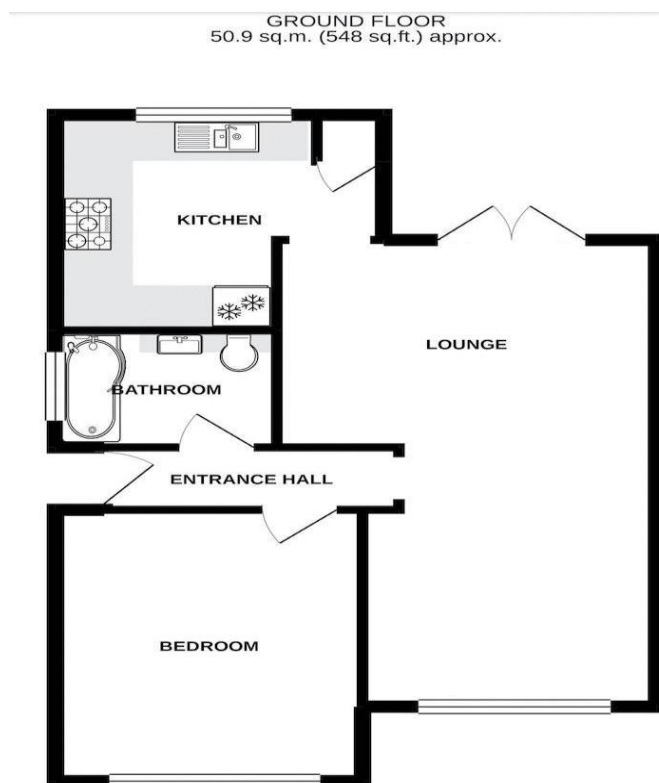
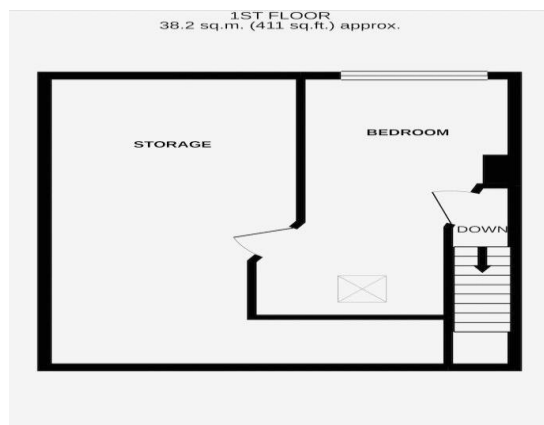
Large decking area adjacent to the bungalow with ample space for outdoor dining. Level lawn with path to side. Wood store.

WORKSHOP. 22' 5" x 11' 8" (6.83m x 3.55m)

Light and power points. Double doors to front.

COUNCIL TAX BAND: B ENERGY RATING: D

NOTE: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile coverage is good in the area but please check with your provider.



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.

Ref C0005636 Written by: R.C