

Grange View, Paignton, TQ4 7JF



A deceptively spacious three bedroom **SEMI DETACHED BUNGALOW** benefiting from super open sea and coastal views from the rear.

Accommodation provides good size living room, kitchen/utility and three bedrooms along with a modern wet room/w.c. Gas fired central heating is installed along with double glazing. Outside provides driveway parking and large **28'9" x 11'4" garage** along with part landscaped front and rear gardens. The bungalow also has disabled access via a purpose built ramp with handrail to the front door. Internal viewing is highly recommended. Offered for sale with **NO ONWARD CHAIN**.

Grange View is located approximately 2.5 miles from Paignton town center and a regular bus service passes the property. There is good access to the ring road and local schools are within easy reach. Local shops are located at Goodrington Road and Cherry Brook Square.

£325,000 Freehold

Double glazed entrance door opens to:

ENTRANCE HALL.

Linen cupboard housing factory lagged hot water cylinder. Loft access hatch. Storage/cloaks cupboard. Radiator. Double glazed window.

LIVING ROOM. 18' 10" x 11' 11" (5.74m x 3.63m)

A dual aspect room with double glazed windows to front and rear, the rear enjoying super open views across Paignton to the sea and coastline beyond. Stone faced fireplace and hearth with inset coal effect gas fire. Two radiators.

KITCHEN. 11' 10" x 8' 11" (3.60m x 2.72m)

Comprising range of fitted wall and base cupboards, wood effect working surfaces and inset stainless steel sink and drainer with mixer tap. Freestanding double oven. Built in shelved cupboard. The kitchen opens to:

UTILITY AREA. 9' 11" x 4' 11" (3.02m x 1.50m)

Double glazed windows and door to the rear garden enjoying wide open sea and coastal views.

BEDROOM 1. 11' 10" x 12' 5" (3.60m x 3.78m)

Double glazed window to front. Radiator.

BEDROOM 2. 11' 11" x 9' 5" (3.63m x 2.87m)

Double glazed window to rear again enjoying open sea and coastal views. Radiator.

BEDROOM 3. 8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to side. Radiator.

WET ROOM.

A modern refitted wet room comprising large walk in shower area with glazed screen to side and independent 'Mira' electric shower. Close coupled W.C. and pedestal wash basin. Mirrored cabinet with lighting. Heated towel rail. Extractor fan. Two obscure double glazed windows.

OUTSIDE.

FRONT. Good size front garden which is mainly laid to lawn with surround stocked flowerbeds and feature palm tree. Pathway with ramped entrance and handrail to front door for disabled access. Driveway leads to:

DETACHED GARAGE.

28' 9" x 11' 4" (8.76m x 3.45m)

Roller door to front. Double glazed window and door to the rear.

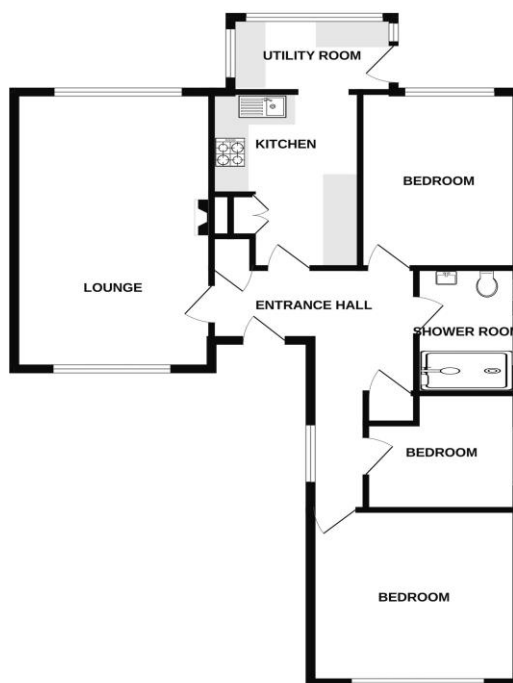
REAR GARDEN.

The rear garden has been landscaped for ease of maintenance and consists of large patio seating area, perfect for sitting out and enjoying the views across to the sea, further stone chipped area with inset palms and shrubs along with a small lawn. Under house storage area

COUNCIL TAX BAND: D

ENERGY RATING: D

GROUND FLOOR
80.9 sq.m. (871 sq.ft.) approx.



TOTAL FLOOR AREA - 80.9 sq.m. (871 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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