



28 PINES ROAD, PAIGNTON, TQ3 3PE

Pincombe's  
estate agents





**A DETACHED DORMER BUNGALOW WITH ADAPTABLE ACCOMMODATION ENJOYING VIEWS OVER PAIGNTON FROM THE SEA TO HILLS IN THE DISTANCE**

Situated in a popular residential area and a short walking distance to local shops, this detached Bungalow is set well back from the road in a slightly elevated position, with a lovely panorama over the area towards the sea and across town to green fields and hills. The home is convenient for schools and parks, with central Paignton being only a few minutes away offering shops and leisure activities including multiplex cinema, beach, waterfront restaurants and access to the southwest coastal path. For travelling and commuting, there is easy access to the A380 with road links to Torquay, Newton Abbot, Exeter and the M5, Paignton town centre has a train station with services to Exeter, Manchester and London Paddington and there is also a bus station servicing neighbouring villages and towns.

The bungalow is offered for sale with no onward chain and whilst in need of updating, offers superb potential for extending the accommodation on this spacious plot (subject to the usual planning permissions). The accommodation is currently arranged as **GROUND FLOOR:** Hallway with large recess area, Lounge, dual aspect Dining Room/Bedroom, Kitchen, Utility area, Bathroom, ground floor Bedroom with En-Suite Shower room, Conservatory **FIRST FLOOR:** Main Bedroom with views across to the sea and hills, with the benefit of a separate walk-in Dressing Room/occasional bedroom, also on this level is another Bedroom enjoying the views and Cloakroom. Outside, there is a good-sized garden to the front, a driveway affording ample Parking for multiple vehicles and a Garage. The gardens to the rear are arranged over several terraces comprising a paved patio, swimming pool and natural grassed garden areas enclosed by established hedges and shrubs.



## The Accommodation Comprises:

### GROUND FLOOR UPVC door into:

**COVERED ENTRANCE PORCH** Tiled floor. UPVC windows to front and side. Pine cladding to wall and ceiling. Front door into:

**HALLWAY** Picture rail. Coved ceiling. 2 x Radiators. Staircase rising to first floor accommodation. Large understairs recess area with light, UPVC window to rear and fitted worktop.

**LOUNGE 16' x 14'2" (4.87m x 4.32m)** UPVC double glazed bay window to front overlooking the garden and beyond with views across Paignton to green fields and hills. 2 x Radiators. Wooden mantel surround with matching inset and hearth. Coved ceiling. Picture rail. Through to:

**BEDROOM 3 16' x 11'5" (4.87m x 3.48m) max** UPVC double glazed window to front overlooking the garden with views to the sea and across to distant hills. Coved ceiling. Radiator. Door to: **EN-SUITE SHOWER ROOM** Corner tiled cubicle with shower and glazed sliding doors. Vanity unit with inset wash basin and storage cupboards under. Low level W.C. Tiled walls. Coved ceiling. Heated towel rail. Tiled floor. Obscure glazed internal window.

**CONSERVATORY 12'4" x 8'5" (3.77m x 1.95m)** UPVC double glazed windows to 2 sides. Worktop with inset wash basin and storage cupboards under. Wall mounted cupboard. Tiled floor. UPVC door to garden.





**DINING ROOM/BEDROOM 15'2" x 12' (4.62m x 3.87m)** UPVC bay window to front enjoying a lovely panorama across Paignton towards fields in the distance. 2 x Radiators. UPVC window to side. Picture rail. Coved ceiling.

**KITCHEN 15'11" x 10'4" (4.85m x 3.15m)** Worksurfaces with inset stainless steel sink unit and range of storage cupboards. Matching range of eye-level units. Part tiled walls. Neff 4-burner gas hob and oven beneath. Internal window to kitchen area. Radiator. Pine clad ceiling. Space and plumbing for dishwasher. Space for fridge/freezer. UPVC windows to rear overlooking the garden. Door to:

**UTILITY AREA 8'5" x 8'3" (2.58m x 2.52m)** Space and plumbing for washing machine. Space for tumble dryer. Stainless steel sink drainer unit with storage beneath. Wall mounted Gloworm boiler. UPVC door to garden.

**BATHROOM** Corner bath with shower over and part tiled surrounds. Pedestal wash basin. Low level W.C. Bidet. Picture rail. Part tiled walls. Radiator. Built-in storage cupboards. Obscure glazed window to side.

**FIRST FLOOR LANDING** Large UPVC double glazed window to rear overlooking the garden. Eaves storage. Coved ceiling.

**BEDROOM 1 14'8" x 13'4" (4.46m x 4.07m) max** 2 x Large UPVC double glazed windows with a stunning panorama over the area, taking in the sea and across town to green fields and hills in the distance. Vanity area with inset wash basin, tiled splashback and storage





beneath. Picture rail. Coved ceiling. Radiator. Door into: **WALK-IN DRESSING ROOM/OCCASIONAL BEDROOM 9'6" x 9'2" (2.90m x 2.80m)** Velux window. 2 x Built-in cupboards with hanging rail and storage.

**BEDROOM 2 13'3" x 9'4" (4.05m x 2.84m)** UPVC double glazed window to front with superb views over the area to the sea and across to fields. Coved ceiling. Undereaves storage. Radiator.

**CLOAKROOM** W.C. Wall mounted wash basin. Extractor fan.

**OUTSIDE** The property is approached via a long driveway providing **PARKING** for multiple vehicles with an adjoining lawned garden surrounded by established shrubs enjoying views across to distance hills. The driveway continues to the **GARAGE 17'3" x 8'1" (5.27m x 2.46m)** with up and over door. The large gardens to the rear offer superb potential and are arranged over terraces. There is a paved area providing ample storage, a sitting out area with raised borders and access gate to the side of the property, and steps from here rise to a level paved terrace incorporating a **SWIMMING POOL** and enclosed by mature conifer hedging assuring privacy. Steps rise again to a further terrace which is laid to grass with ample space for garden seating to enjoy the peaceful ambience, birdsong and views across to fields. Behind the Garage, there is an additional set of steps rising to an area of garden that would make an ideal vegetable patch, being very sheltered and enclosed by established shrubs.



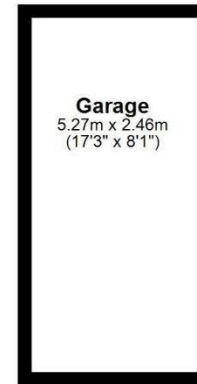
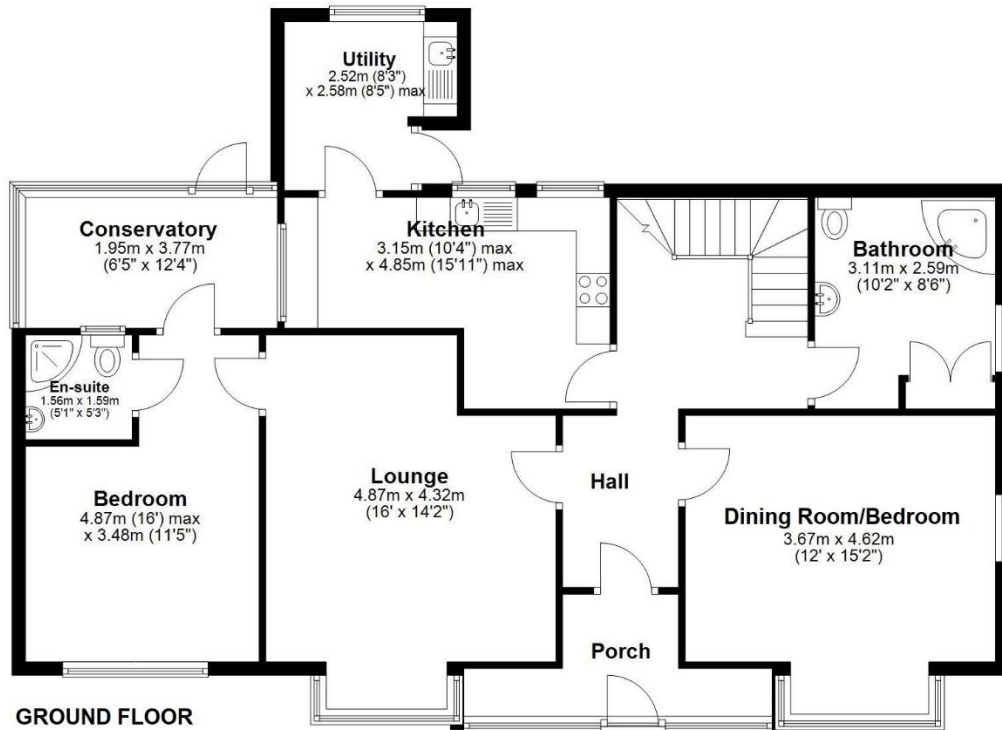


## ADDITIONAL INFORMATION

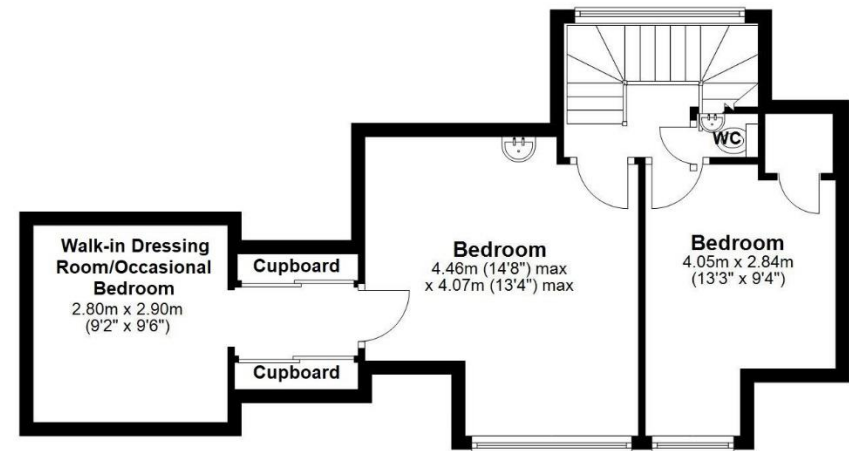
COUNCIL TAX – Band D

TENURE – Freehold

SERVICES – Gas, Water and Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.