



12 TEMPLER ROAD, PRESTON, PAIGNTON, TQ3 1EL

Pincombe's
estate agents



A DETACHED BUNGALOW ON A LEVEL PLOT WITH A SUNNY REAR GARDEN, OFF ROAD PARKING & GARAGE

We are delighted to offer for sale this superbly maintained detached Bungalow, situated in a popular residential area with local shops and amenities ½ mile away. There is a local running bus service operating in the area with routes into central Paignton where there is a comprehensive range of shopping, dining and leisure facilities, and the home also enjoys easy access to green spaces and the coast, with Ocombe Farm being ½ a mile distant and Preston sands a few minutes' drive away.

The bungalow is presented in superb decorative order with neutral coloured décor maximising the light and creating a welcoming ambience. The accommodation comprises: Spacious Hallway with large storage cupboards, Cloakroom, dual aspect Living Room, fitted Kitchen opening to the garden, Dining Room, 2 Bedrooms and Bathroom. Outside, to the front there is a resin driveway providing off road Parking, a Garage and garden, and to the rear, a level garden enjoying a sunny aspect with feature ponds and a variety of established shrubs.

VIEWING HIGHLY RECOMMENDED

The Accommodation Comprises:

COVERED ENTRANCE Extra wide UPVC double glazed front door with obscure glazed panels into:

SPACIOUS HALLWAY Radiator. Built-in cupboard with double doors housing the Potterton gas boiler and affording plenty storage space. Coved ceiling.

LIVING ROOM 19'10" x 11'9" (6.05m x 3.59m) A lovely bright room enjoying a dual aspect with a UPVC double glazed picture window to front and UPVC double glazed picture window overlooking the rear garden. 2 x Radiators. Modern wall mounted gas fire suite with feature raised tiled plinth and matching tiled inset. T.V. aerial point. Inset spotlights. Coved ceiling.

KITCHEN 11'11" x 8'3" (3.64m x 2.52m) Worksurfaces to 2 sides with inset stainless-steel sink, drainer unit and range of storage cupboards beneath. Matching range of eye-level units, including a display cupboard with glass doors. Built-in Hotpoint electric double oven and hob with extractor hood over. Part tiled walls. Space for fridge. Space and plumbing for washing machine. UPVC double glazed window overlooking the rear garden. UPVC door onto the rear garden.

DINING ROOM 11'11" x 9'11" (3.64m x 3.02m) UPVC double glazed window to side. Radiator. Door to:



BEDROOM 1 13'8" x 11'11" (4.18m x 3.64m) Enjoying a dual aspect with UPVC double glazed windows to front and rear overlooking the garden. Radiator. Range of built-in wardrobes with mirror front doors, providing ample storage and hanging space. T.V. aerial point.

BEDROOM 2 9'11" x 9'1" (3.02m x 2.77m) UPVC double glazed window to rear with a pleasant outlook to the garden. Radiator. UPVC door with obscure glazed inset opening to the rear garden.

CLOAKROOM Back to wall W.C. with worksurface over and matching upstand. UPVC obscure glazed window to side. Radiator.

BATHROOM Comprising panelled bath with Triton shower over and fully tiled surrounds. Worktop with inset washbasin and range of storage cupboards under. Radiator. Tiled walls. Extractor fan. Obscure glazed window to side.

OUTSIDE The Bungalow is approached via double opening gates leading onto a newly laid resin driveway providing Parking. Adjoining the driveway is a level lawned garden with surrounding decorative gravel borders and flower beds planted with a variety of established shrubs and bushes. There is also a paved patio area with surrounding borders and access gate with resin pathway to the side and rear.



GARAGE 19'9" x 8' (6.03m x 2.44m) Electric roller door. Power and light. Fuses and meters. Personal door to rear garden.

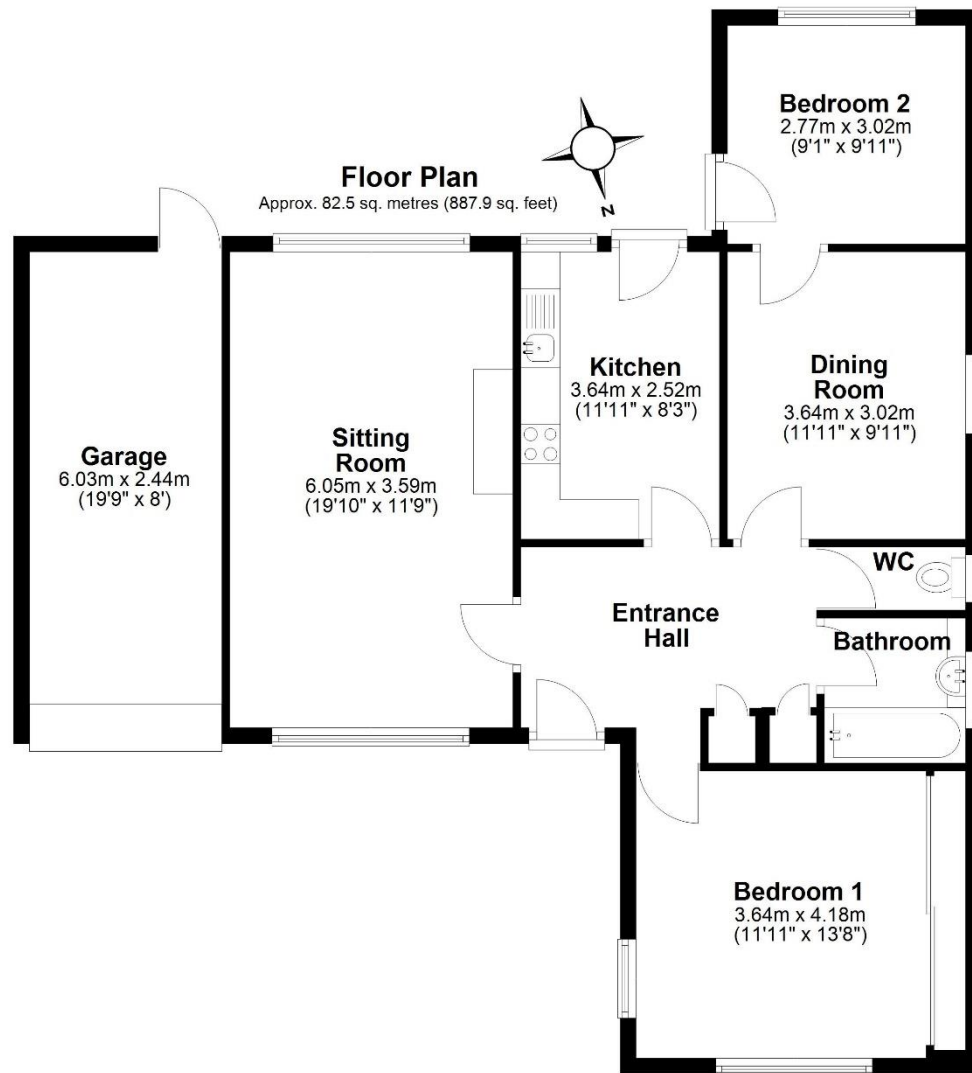
The rear garden enjoys a sunny aspect and is enclosed with a good size level lawn with paved patio areas and feature ponds with surrounding decorative gravel. Surrounding borders are planted with a range of mature shrubs, trees and flowers.

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 82.5 sq. metres (887.9 sq. feet)