



GUIDE PRICE OF £300,000 - £315,000

Lidford Tor Avenue,  
Paignton, TQ4 7ED

A 2 bedroom detached bungalow located in the popular residential area of Roselands with local supermarkets and schools situated nearby. Having been a much-loved home for the past 9 years, the property has been well maintained and is presented to a high standard throughout. Benefiting from a low maintenance garden and a garage. The property comprises entrance hall, lounge/diner leading into modern kitchen with integrated appliances, 2 double bedrooms & modern shower room, GCH, DG, enclosed rear garden, front garden, sloping driveway to garage.



To the side of the property there is an obscure UPVC double glazed entrance door leading into:-

**ENTRANCE HALLWAY** Ceiling smoke detector. Ceiling spotlights. Access to loft space. Double panelled radiator. Built in storage cupboard housing mains fuse board. Doors leading to principal rooms.

**SHOWER ROOM** Obscure UPVC double glazed window. Ceiling spotlights. Wall mounted extractor. Modern contemporary suite comprising of fully tiled double shower cubicle with sliding glazed screen, rain head shower above with additional attachment running from the mains, hand wash basin set into vanity unit with mixer tap over and storage cupboard below and mirror fronted display cabinet above with complimentary tiled splash backs and low level WC with built in toilet cistern, wall mounted chrome heated towel rail, double shaving socket, tiled flooring.

**BEDROOM TWO** 11' 10" x 7' 11" ( 3.61m x 2.41m ) Coved ceiling, UPVC double glazed window to the front aspect, single panelled radiator, television point and power points.

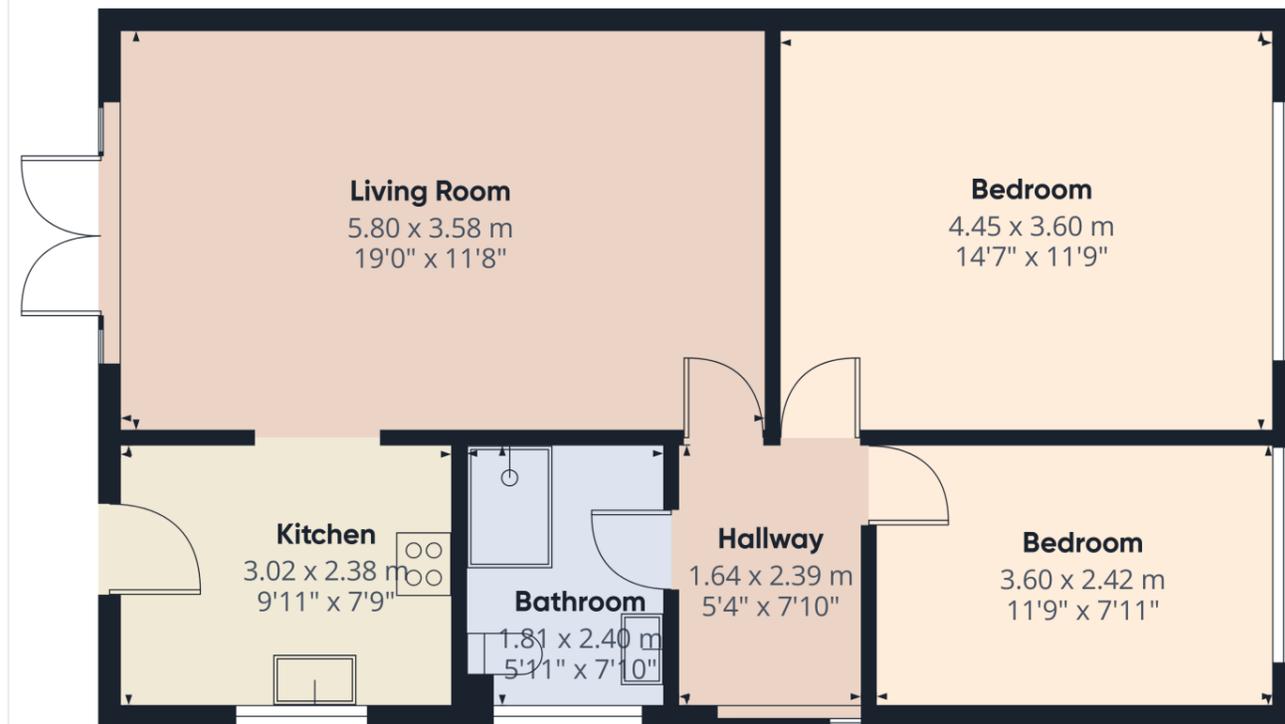
**BEDROOM ONE** 14' 6" x 11' 9" ( 4.42m x 3.58m ) UPVC double glazed window to the front aspect, single panelled radiator, power points, television point.

**LOUNGE / DINER** 19' x 11' 9" ( 5.79m x 3.58m ) Coved ceiling, ceiling spotlights, UPVC double glazed French doors leading out to the rear garden with matching side windows, single panelled radiator, feature fireplace with electric contemporary flame effect fire which is remote controlled, television point, opening leading into:-

**KITCHEN** 10' 2" x 7' 10" ( 3.10m x 2.39m ) UPVC double glazed window to the side aspect, obscure UPVC double glazed window to the rear aspect, coved ceiling, ceiling spotlights, modern fitted kitchen comprising of matching wall and base units with high gloss finish doors and roll edge work surface over, one and a half stainless steel sink unit with drainer and mixer tap over, integrated electric oven with four ring electric hob and stainless steel canopy hood above, splash back, integrated refrigerator and freezer, integrated dishwasher, integrated washing machine, combination boiler enclosed in matching unit.

**OUTSIDE** To the front of the property there is a sloping driveway leading to garage with side access gate leading around to the rear garden. The front garden is on two levels predominantly laid to stone chippings with mature plants and shrubs, pathway and steps leading to the entrance. To the side of the property there is an outside water tap. To the rear of the property the garden is enclosed and predominantly paved with bordering raised flower beds.

**GARAGE** Up and over door.



Address 'Lidford Tor Avenue, Paignton, TQ4 7ED'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '66 | D'

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