



Asking Price Of £369,950

Leyburn Grove,
Paignton, TQ4 5JH

A three bedroom detached bungalow in a highly favoured location enjoying sea views. This delightful bungalow sits on a exceptional plot with private, level and good sized gardens to the rear and plenty of parking through to garage. The property has recently had new uPVC double glazed windows, front and back doors plus sliding door to the conservatory and has been well maintained by the current owners.



uPVC double glazed entrance door to:-

ENTRANCE HALL Linen/store cupboard with radiator. Radiator. uPVC double glazed window.

LOUNGE 14' 11" x 12' 10" (4.55m x 3.92m) Double aspect uPVC double glazed windows enjoying views across Paignton and the sea towards Torquay and woodland. Fireplace with living flame gas fire. Central heating radiator.

KITCHEN 10' 11" x 8' 0" (3.34m x 2.45m) Modern fitted matching units comprising, work surfaces with cupboards and drawers under. Range of wall cupboards. Single drainer sink unit. Plumbing for washing machine. Wall mounted gas fired boiler for central heating and hot water. uPVC double glazed window. Central heating radiator.

BEDROOM 1 15' 1" x 12' 4" (4.6m x 3.77m) maximum. uPVC double glazed double aspect windows enjoying views over Paignton and Sea views across to Torquay and the rear garden. Two radiators. Two double and one single fitted wardrobes with matching chest of drawers. Coved ceiling.

BEDROOM 2 10' 11" x 8' 1" (3.34m x 2.47m) Fitted double wardrobe with sliding doors. Central heating radiator. uPVC double glazed window.

DINING ROOM/BEDROOM 3 10' 11" x 8' 11" (3.34m x 2.72m) Central heating radiator. uPVC double glazed door and window to conservatory.

CONSERVATORY 3.2m x 3.2m (10'5" x 10'5") uPVC double glazed windows and French door to rear garden and patio.



BATHROOM Panelled bath with shower unit and shower curtain rail. Pedestal wash hand basin. uPVC double glazed window. Extractor fan. Central heating radiator.

SEPARATE WC Close coupled WC. uPVC double glazed window.

OUTSIDE

GARDENS FRONT GARDEN - Attractively landscaped.

REAR GARDEN - Mostly level laid mostly to lawn with flower and shrub beds. Patio area. Garden store. Aluminium framed greenhouse. Enjoying privacy and views to countryside.

Brick paved **DRIVEWAY** with car standing spaces for 3/4 vehicles.

GARAGE 17' 9" x 8' 1" (5.4m x 2.47m) plus recessed door area. uPVC double glazed side window. Up and over door.

Address 'Leyburn Grove, Paignton, TQ4 5JH'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '65 | D'

Taylor's Estate Agents
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