



Guide Price £250,000 - £265,000

Edenvale Road,  
Paignton, TQ3 2JH

A well presented two bedroom semi detached bungalow located just less than a mile from Paignton town. The property comprises of a welcoming hallway, a large open plan kitchen/diner/living room perfect for family living, two double bedrooms, a modern family bathroom, a storage/office space, sunny rear gardens and off road parking. The home is ideally situated within easy reach of both Oldway and Sacred Heart primary school, Oldway mansions, local shops, Paignton town, travel links and more.



**ENTRANCE** A double glazed composite front door opens into a welcoming entrance hall, lit with overhead lighting and providing access to the principal rooms of the home.

**KITCHEN / DINING / LIVING ROOM** An impressive open plan kitchen, dining and living space, perfectly designed for modern living and entertaining. The stylish kitchen features a comprehensive range of base and drawer units topped with solid oak work surfaces. A 2 bowl ceramic sink with drainer sits beneath a uPVC double glazed window, complemented by tiled splashbacks and contemporary spotlighting. Integrated appliances include a dishwasher, with additional space for a fridge freezer and an electric cooker with extractor hood above. The dining area comfortably accommodates a 6 seater table and benefits from a deep fitted cupboard with plumbing for a washing machine, an additional storage cupboard, and a gas central heating radiator.

A large archway leads into the spacious living area, a wonderful family space overlooking the garden. Flooded with natural light from a uPVC double glazed window and sliding patio doors, this inviting room seamlessly connects indoor and outdoor living. Finished with overhead spotlights, wall lighting and a gas central heating radiator.

**BATHROOM** A luxurious and contemporary family bathroom comprising a low level WC, a stylish countertop basin with storage beneath, a freestanding bath and a walk in shower. Modern tiled walls and flooring are complemented by a skylight window, extractor fan and built in storage housing the boiler. Further benefits include underfloor heating and two sleek black heated towel rails.

**STORAGE ROOM / STUDY** A versatile and practical space currently utilised as a home office, offering potential as a hobby room, study or could be a potential utility area. Features include a skylight window, underfloor heating and a uPVC obscure glazed door providing access to the garden.



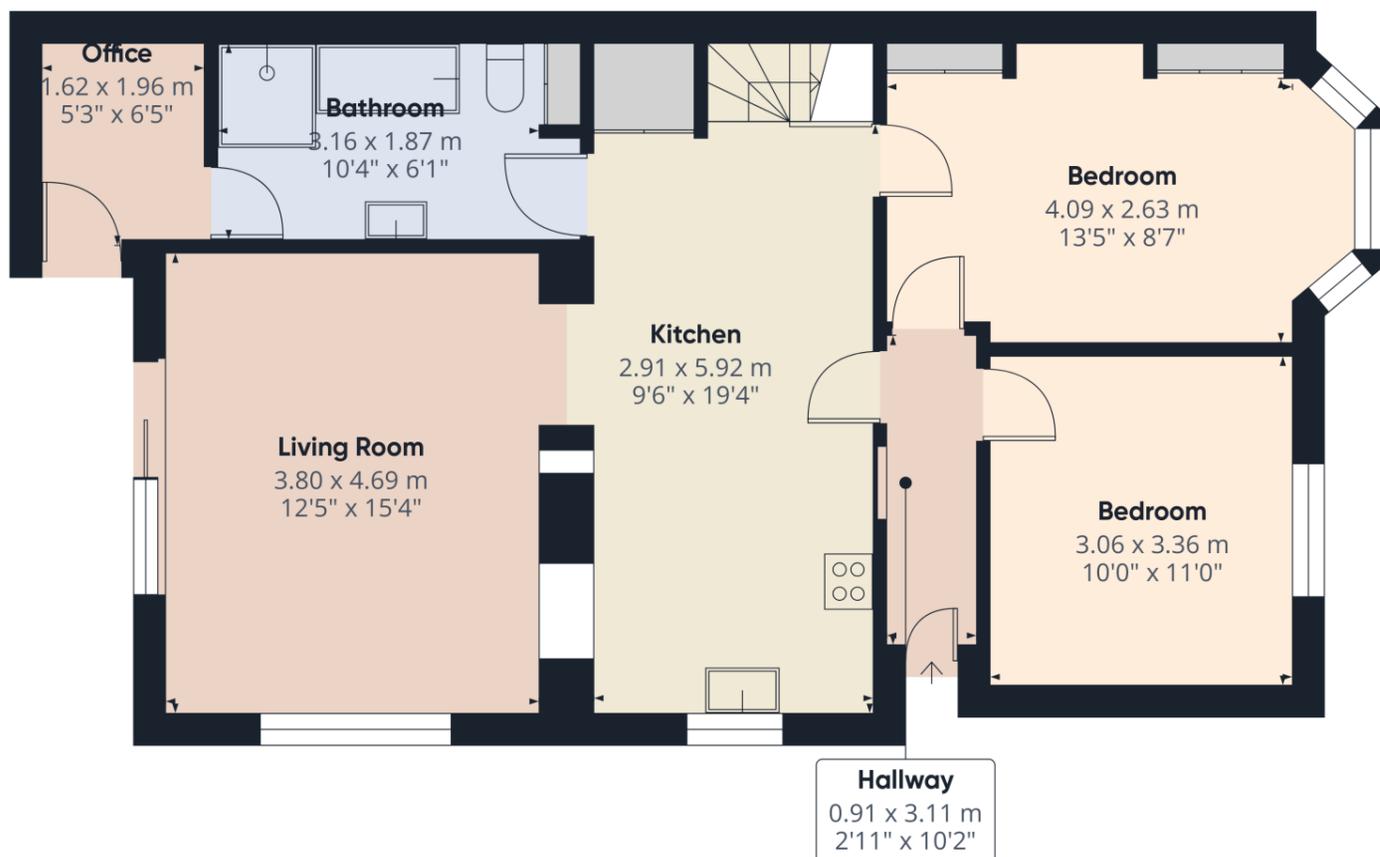
**BEDROOM ONE** A bright and generously proportioned principal bedroom situated to the front of the property. Offering ample space, built in wardrobes, a uPVC double glazed bay window and a gas central heating radiator.

**BEDROOM TWO** A further spacious double bedroom positioned at the front aspect, complete with a uPVC double glazed window and gas central heating radiator.

#### OUTSIDE

**REAR GARDEN** The sunny rear garden has been thoughtfully landscaped to create an ideal space for relaxation and entertaining. A patio area accessed from the living room leads via steps to a lawned section, complemented by an additional concrete patio with built-in seating perfect for alfresco dining.

**PARKING** To the front of the property, there is off road parking for one vehicle



Address 'Edenvale Road, Paignton, TQ3 2JH'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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