



Guide Price £220,000 - £235,000

Waterleat Road,
Paignton, TQ3 3UQ

A two bedroom semi detached bungalow comprising of a welcoming inner hallway, a spacious lounge/diner, kitchen, two double bedrooms, family bathroom, garage, off road parking and sunny rear gardens. The bungalow is ideally situated within easy reach of both primary and secondary schools, an array of supermarkets, Paignton zoo, bus links and more. The property is being sold with no onward chain!



ENTRANCE HALL A uPVC double glazed front door opens into a welcoming entrance hall, providing access to the principal rooms. The hallway benefits from a useful fitted storage cupboard, overhead lighting, and a gas central heating radiator.

LOUNGE/DINING ROOM A spacious and light filled lounge/dining room offering ample space for a variety of furniture arrangements. Features include TV and internet points, a large uPVC double glazed window overlooking the front garden, and two gas central heating radiators.



KITCHEN A fitted kitchen comprising a range of wall mounted, base and drawer units with work surfaces above. Integrated appliances include a stainless steel sink and drainer, electric oven with grill, and a four ring hob with extractor hood above. There is also space and plumbing for a washing machine and an under counter fridge. A uPVC double glazed window enjoys views over the rear garden, while a uPVC double glazed door provides direct access outside. gas central heating radiator.

BEDROOM ONE A generous principal bedroom situated to the rear of the property, overlooking the garden. The room offers ample space for bedroom furnishings and benefits from a uPVC double glazed window and gas central heating radiator.

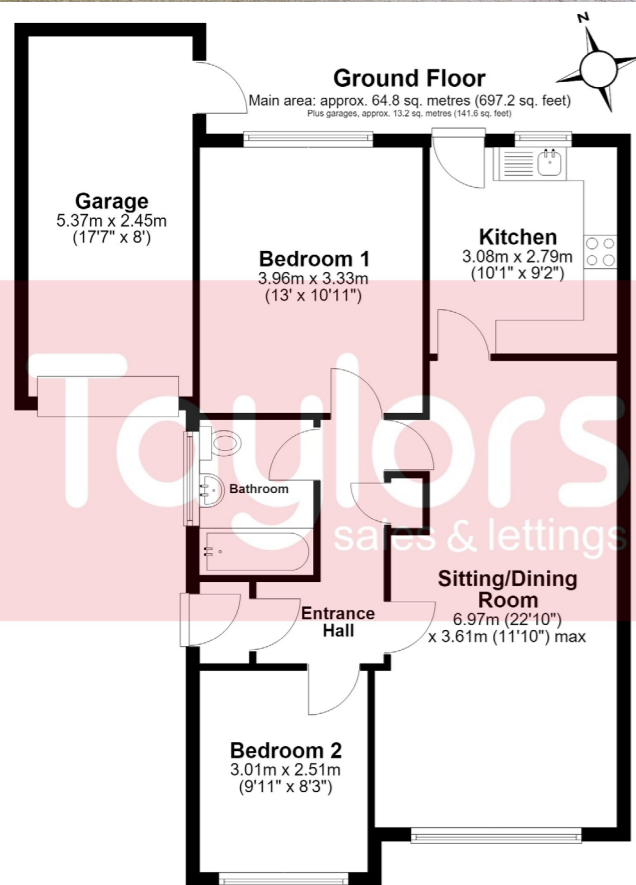
BEDROOM TWO A well proportioned second double bedroom positioned to the front of the property, featuring a uPVC double glazed window and gas central heating radiator.

BATHROOM Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, and panelled bath with new electric shower over. Additional features include partially tiled walls, a uPVC obscure double glazed window, and a gas central heating radiator.

OUTSIDE The property enjoys a substantial tiered rear garden, offering a fantastic blank canvas for prospective buyers to create and landscape their ideal outdoor space. Additional benefits include an external water tap and courtesy door providing access to the garage.

GARAGE A single garage with a metal up and over door, offering excellent storage space. The garage is equipped with lighting, meters, and a courtesy door leading directly into the rear garden.

FRONT To the front the property benefits from a driveway providing off road parking for up to 2/3 vehicles in tandem leading to the garage. A generous lawned front garden sits alongside the driveway and is enhanced by a variety of mature shrubs and established planting.



Main area: Approx. 64.8 sq. metres (697.2 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.6 sq. feet)

Address 'Waterleat Road, Paignton, TQ3 3UQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '62 | D'

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