



Guide Price £375,000 - £400,000

Helford Drive,  
Paignton, TQ4 7NJ

A beautifully presented two bedroom detached Corner Plot Bungalow located in the highly desirable location of Broadsands park, Paignton. The bungalow comprises of a welcoming inner entryway, a large living room, modern kitchen, conservatory, two double bedrooms, a spacious shower room, sun soaked south facing gardens, garage and ample off road parking. The home is ideally situated within easy reach of local shops, doctors and pharmacies, bus links, an array supermarkets, schools and more.



**ENTRANCE** A uPVC double glazed front door opens into a welcoming entrance hallway featuring overhead lighting and a useful storage cupboard housing the fuse box and meters. A glazed internal door leads through to the principal living accommodation.

**HALLWAY** Cupboard with Gas Boiler (Combi) (Greenstar) and access to loft. Loft has light and power and is insulated and 10m<sup>2</sup> is floored with additional racking for storage.

**LIVING ROOM** A beautifully bright and spacious living room offering ample space for a variety of furnishings. The room features a stylish electric fireplace and impressive floor to ceiling windows overlooking the front garden complete with shutters. Additional features include a TV point and two gas central heating radiators.

**KITCHEN** A bright and modern kitchen fitted with a comprehensive range of wall, base and drawer units complemented by quartz work surfaces. The kitchen includes a 1 bowl ceramic sink with drainer, an integrated electric oven with grill, and a four ring electric hob with extractor hood above. Further benefits include an integrated fridge freezer, pull out larder cupboard, and space and plumbing for a dishwasher. Double aspect uPVC double glazed windows allow for plenty of natural light, alongside a gas central heating radiator and a uPVC double glazed door leading into the conservatory.

**CONSERVATORY** A sun filled conservatory overlooking the south facing rear garden, currently utilised as a dining area but equally suitable as an additional sitting room or relaxation space. The room benefits from double aspect uPVC double glazing, sliding patio doors opening onto the garden, a storage cupboard housing the washer/dryer and electrical points. Portable oil filled electric radiators used over the winter.

**BEDROOM ONE** A spacious master bedroom positioned at the front of the property, offering generous proportions and built in wardrobes. Additional features include a uPVC double glazed window and a gas central heating radiator. Currently configured as a Guest Room and Study with a Wardrobe and Drawer Unit positioned as a temporary partition.

**BEDROOM TWO** A well proportioned double bedroom overlooking the sunny rear garden. The room benefits from uPVC double glazed sliding patio doors opening directly onto the garden and a gas central heating radiator.

**SHOWER ROOM** A modern shower room fitted with a low level flush WC, pedestal wash hand basin, and a walk in double shower enclosure. Finished with complementary tiling and PVC wall panels, the room also includes a uPVC obscure double glazed window and a heated white towel rail. Extractor fan and wall mounted electric heater.

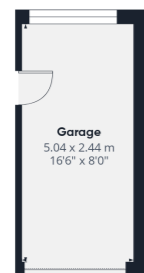
**REAR GARDEN** The property enjoys a beautifully sunny, south facing rear garden. A paved patio provides an ideal space for alfresco dining, while the remainder of the garden is mainly laid with decorative pebble stones and complemented by raised flower beds featuring a wide variety of mature shrubs and plants. A side garden offers further space with decorative stones, a vegetable patch, fruit trees and raised beds. The garden also benefits from a covered workshop with power, lighting and storage space, as well as an outdoor kitchen area, also equipped with power and lighting.

**GARAGE** A single garage with a metal up and over door, power and lighting, and ample storage space. A courtesy door provides direct access to the rear garden. Used as storage. Accessed from garden or from rear driveway off St Mawes Drive.

**PARKING** The property benefits from off road parking for one vehicle to the rear in front of the garage, together with ample off road parking for several vehicles to the front on a tarmac driveway.



Floor 0 Building 1



Address 'Helford Drive, Paignton, TQ4 7NJ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '66 | D'

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