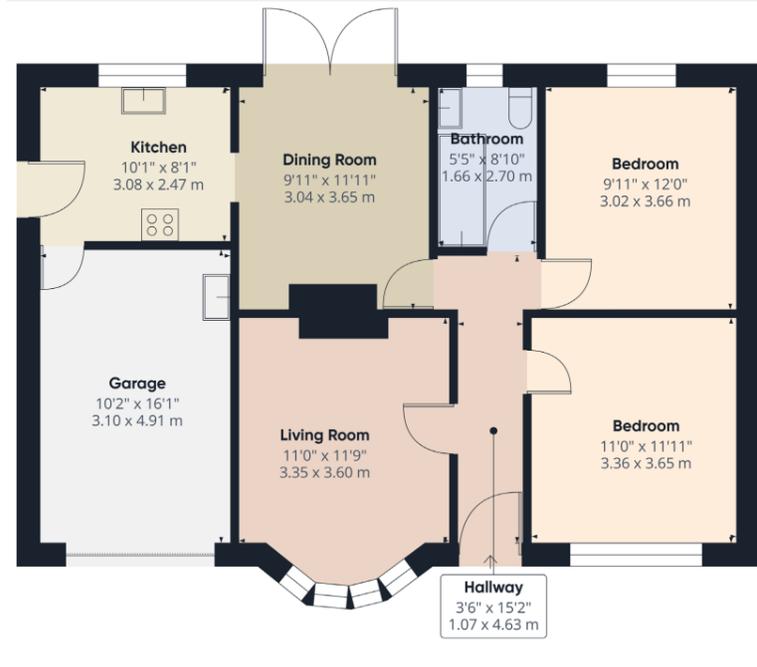




Guide Price £315,000 - £325,000

Elm Park, Paignton,  
TQ3 3QH

A well presented two bedroom bungalow located just less than a mile from Paignton town. The bungalow comprises of an inner hallway, a spacious living room, a dining room that flows through to the kitchen, two double bedrooms, bathroom, sunny south facing gardens, garage and off road parking. The property is ideally situated on quiet Elm Park within easy reach of schools, local shops as well as supermarkets, bus links, train links, Paignton town and more.



**PROPERTY DESCRIPTION** A well presented two bedroom bungalow located just less than a mile from Paignton town. The bungalow comprises of an inner hallway, a spacious living room, a dining room that flows through to the kitchen, two double bedrooms, bathroom, sunny south facing gardens, garage and off road parking. The property is ideally situated on quiet Elm Park within easy reach of schools, local shops as well as supermarkets, bus links, train links, Paignton town and more.

**HALLWAY** Double glazed front door. Radiator. Loft hatch. It is possible to convert the loft to provide extra rooms, subject to all consents. Planning permission for a hip to gable loft conversion has been granted.

**LIVING ROOM** A bright and generously proportioned living space situated at the front of the property. Complete with uPVC double glazed bay windows, built in shelving, fibre broadband internet point and radiator. Dado rail.

**DINING ROOM** A delightful room enjoying superb sea views across Paignton and over Tor Bay to Berry Head and Brixham. Decorative fireplace with tiled surround and hearth. Radiator. Double glazed French doors leading out onto:-

**SUN BALCONY** A perfect spot for evening drinks or dinner enjoying a sunny position and also excellent sea views.

**KITCHEN** Fitted with a range of white wood effect wall and base units with granite effect work surface. Single drainer stainless steel sink unit. Space for fridge freezer. Built in stainless steel gas hob and matching electric oven below. Stainless steel cooker hood. Plumbing for dishwasher/washing machine. Part tiled walls. Digital programmer for central heating and hot water. Double glazed window enjoying excellent sea views. Radiator. Door to garage. Double glazed door to outside.

**BEDROOM ONE** A good double room overlooking the front garden. Double glazed window. Radiator. Dado rail.

**BEDROOM TWO** Another double bedroom with double glazed window and sea views across Paignton to Brixham. Radiator.

**BATHROOM** A modern white suite comprising double ended panelled bath with centre chrome mixer tap and electric shower over with glass screen. Pedestal wash hand basin. Close coupled W/C. Part tiled walls. Chrome ladder radiator. Obscured double glazed window.

**GARAGE** A driveway leads to a larger than average garage which has power and lighting and provides ample storage and workspace. It includes a stainless steel sink with drainer, base storage units, plumbing for a washing machine and dryer and houses the newly fitted fuse board and a door to the kitchen.

Approximate total area<sup>(1)</sup>  
872 ft<sup>2</sup>  
81 m<sup>2</sup>

(1) Excluding balconies and terrace

Calculations reference the BIC3 (M3) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360

**UNDERCROFT** Limited headroom. Access from the garden, provides additional storage. Valliant gas boiler for central heating and hot water.

**FRONT** There is a garden frontage which has a variety of inset shrubs.

**REAR** The south facing garden is a sun trap and a true outdoor retreat, designed for ease of maintenance and enjoyment, it features multiple zones suitable for alfresco dining and outdoor cooking, three dedicated vegetable patches for home grown produce, and a generous greenhouse. A garden shed and the greenhouse provide generous storage for garden tools. A selection of mature plants and shrubs offer year round colour, side access and water tap. The garden extends to the side and offers a private seating area.

**GREENHOUSE** Contains growing beds and paved area for propagation and storage.

**SHED** Small shelved shed for garden storage

**PARKING** Driveway providing off road parking to the front of the property.

**AGENTS NOTES** The property comes with planning approval for a hip to gable loft conversion.

Address 'Elm Park, Paignton, TQ3 3QH'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '63 | D'

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