



Asking Price Of £325,000

Bidwell Brook Drive,  
Paignton, TQ4 7NF

A well presented two bedroom detached bungalow located within the highly desirable Broadsands park location of Paignton. The bungalow comprises of a welcoming hallway, a large and light filled lounge/diner, a modern kitchen, two bedrooms, a conservatory, shower room, sunny rear gardens, garage and off road parking. The bungalow is ideally situated within easy reach of local shops, doctors and pharmacies, bus links and more. The property is being offered for sale with no onward chain!



**ENTRANCE HALL** A uPVC double glazed front door opens into a wide and welcoming entrance hallway with doors leading to all principal rooms. Features include overhead lighting, a useful storage cupboard housing the consumer unit and a gas central heating radiator.

**LIVING ROOM** A bright and spacious living room positioned to the front of the property enjoying front garden views and sea glimpses towards Elberry Cove. The room offers ample space for furniture and benefits from a TV point, uPVC double glazed window and two gas central heating radiators.

**KITCHEN** A modern fitted kitchen comprising a range of wall, base and drawer units with wood effect roll edge work surfaces. Appliances include a 1 bowl stainless steel sink with drainer, integrated electric single Neff oven with grill, and a four ring electric Neff electric hob with extractor hood above. There is a washing machine and fridge freezer, along with the Worcester boiler. Further features include a uPVC double glazed window with sea views, a uPVC double glazed door providing access to the front of the property and a gas central heating radiator.

**BEDROOM ONE** A generously sized master bedroom to the rear aspect of the property offering ample space for bedroom furniture. Benefits include a uPVC double glazed window and a door leading into the conservatory, and a gas central heating radiator.

**BEDROOM TWO** A second well proportioned bedroom overlooking the rear garden, ideal as a guest room or home office/study. Features include a uPVC double glazed window and gas central heating radiator.

**CONSERVATORY** A well sized conservatory providing an additional sitting area enjoying views across the rear garden and sea views. The room benefits from triple aspect uPVC double glazed windows, a uPVC double glazed door leading outside, and a gas central heating radiator.

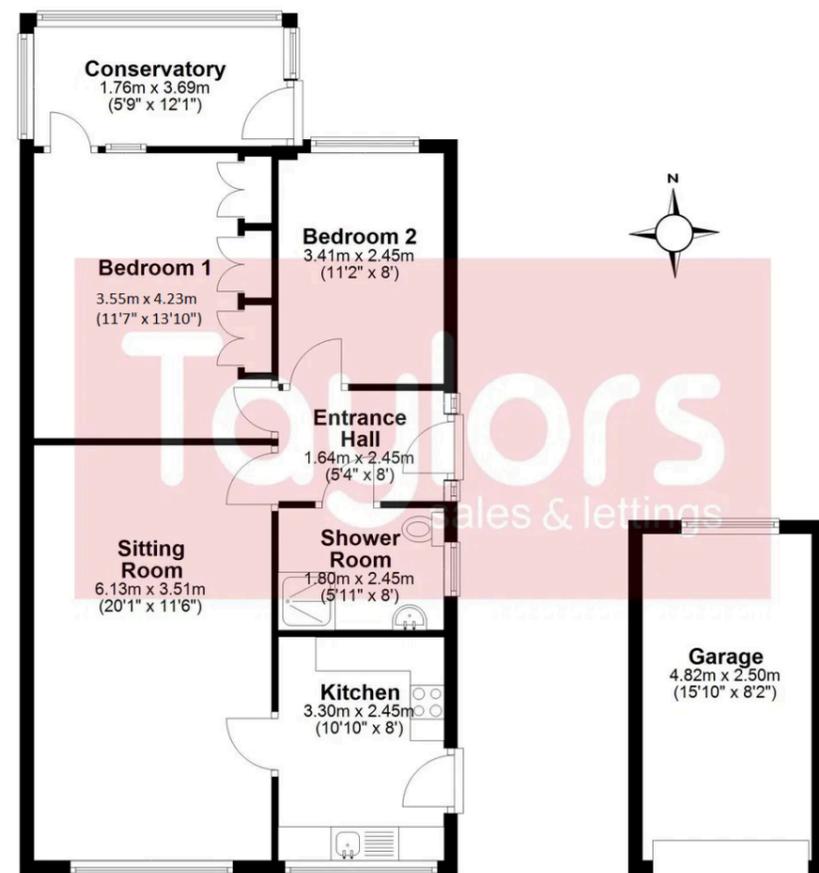
**SHOWER ROOM** A modern shower room comprising a low level WC, pedestal wash hand basin and corner shower enclosure. Additional features include a loft hatch, uPVC obscure double glazed window, and gas central heating radiator. Hatch pulls open to reveal a loft ladder for access to loft.

## OUTSIDE

**REAR GARDEN** A sunny rear garden, mainly laid to lawn, with a patio area running along the side. The garden enjoys sea views across to Torquay and benefits from side gate access and water butt. There is an outside tap and a light on the outside garage wall too.

**GARAGE** Single garage with a metal up and over door, ideal for storage. The garage also benefits from electric lighting and sockets inside.

**PARKING** Off road parking is available to the front of the property for up to 3/4 vehicles in tandem leading directly to the garage.



Address 'Bidwell Brook Drive, Paignton, TQ4 7NF'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '68 | D'

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