



Tarroway Road | Paignton | TQ3 2DU

Offers Over £295,000

A wonderfully spacious detached bungalow located in the desirable location of Preston. The property boasts a welcoming entrance hallway, two sitting rooms, a fitted kitchen, a utility/kitchen area, four bedrooms, two bathrooms, a further cloakroom, large rear gardens, off road parking and sea views. The home is perfectly positioned within a short walk of Hollicombe beach, local shops, Preston primary, bus links and more.

- DETACHED BUNGALOW
- SEA VIEWS
- LARGE SUNNY REAR GARDENS
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- SHORT WALK TO HOLLICOMBE BEACH

****ENTRANCE**** A double-glazed uPVC front door opens into a welcoming inner vestibule, featuring secondary doors that guide you into the hallway and other key areas of the home.

****SITTING ROOM 4.93m x 3.69m (16'2" x 12'1")**** Bay window with double-glazed uPVC at the front. Equipped with a T.V. aerial point, picture rail, coved ceiling, and wooden mantel ideal for a fireplace. Includes a built-in cupboard for meter storage. Leads to:

****UTILITY/KITCHEN 3.69m x 2.69m (12'1" x 8'9")**** Featuring work surfaces with an inset stainless steel sink and drainer below, paired with cupboards. Upper cabinets complement the kitchen's design. Space allocated for a small dining table, with a double-glazed window on the side. Access to:

****BEDROOM (9'9" x 9'5" (2.96m x 2.86m))**** A spacious bedroom with a double glazed uPVC window on the side. Bi-fold doors leading to:

****EN-SUITE SHOWER ROOM**** A three piece suite includes a walk-in shower cubicle, a sleek vanity unit with a wash basin and storage below and a low-level WC as well as an extractor fan.

HALLWAY A wide and welcoming entrance hallway with Stairs leading to the first floor, doors leading to the adjoining rooms, overhead lighting and a gas central heated radiator.

LOUNGE (13'6" x 11'7" (4.12m x 3.53m)) A bright and spacious living room Featuring double-glazed uPVC French doors opening to the rear garden, a T.V. aerial point, gas central heated radiator.

Address 'Tarroway Road, Paignton, TQ3 2DU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '61 | D'

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****KITCHEN (9'10" x 7'11" (2.99m x 2.42m))**** A sizeable fitted kitchen comprising a range of overhead, base and drawer units with roll edged work surfaces above. A stainless steel sink and drainer unit, tiled back splash and space for a fridge freezer. Wall-mounted Vokera gas boiler, a gas central heated radiator, and inset spotlights. Two side-facing double-glazed uPVC windows.

BEDROOM (15'2" x 10'12" (4.63m x 3.08m)) A wonderfully large room boasting a Double-opening uPVC doors leading to the rear garden, additional rear door, T.V. aerial point, radiator, and tiled flooring.

BEDROOM (12' x 11'4" (3.66m x 3.46m)) Double-glazed uPVC window at the front, radiator, and T.V. aerial point.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and protective glass shower screen. uPVC obscure double glazed window, fitted airing cupboard and a chrome heated towel rail.

Open Tread Wooden Staircase with Handrail Leading to the first floor.

CLOAKROOM Features low-level W.C

BEDROOM (15'9" x 11'11" (4.81m x 3.38m)) Includes a Velux window, radiator, and a deep walk-in alcove for ample storage with lighting. Leads to spacious eaves storage with a light source.

BEDROOM 3.59m x 3.48m (11'9" x 11'5")** Velux window, gas central heated radiator, T.V. aerial point, and a deep walk-in storage area with access to additional eaves storage.

OUTSIDE A sun soaked and wonderfully large rear garden that boasts a large patio area perfect for outdoor dining and entertaining, a substantially sized sun deck with summer house ideal for taking in the sea views whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants. A pebble stone laid driveway to the front of the property.

AGENTS NOTE This property is in need of some repair.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.