

CHRISTOPHER SCALES
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Lidford Tor Avenue, Paignton

£239,950

A semi-detached bungalow in a sought after residential location, offering comfortable and accessible living with a level rear garden and integral garage.

Situated in the popular Roselands area which offers a well regarded primary school and easy access to retail parks on Brixham Road for Sainsburys, Asda, Aldi, Lidl, The Range, Pets At Home, Pure Gym, Costa & Macdonalds. There is also a secondary school nearby and South Devon College.

Accessed via a paved pathway through a level lawned front garden, a concrete driveway provides off-road parking and leads to the integral garage. Once inside, an entrance porch opens into a spacious sitting/dining room. An inner hallway then leads to the remainder of the accommodation which comprises a kitchen with direct access to the rear garden, two bedrooms and a shower room/WC. There is also internal access to the garage from the inner hallway. Outside the rear garden offers a level space with patio accessed from the kitchen and an enclosed lawned area along with gated side access.

THE ACCOMMODATION COMPRISES, UPVC obscure glazed door to:

ENTRANCE PORCH - 1.45m x 0.99m (4'9" x 3'3")

Light point, UPVC obscure glazed window to side, door to:

SITTING/DINING ROOM - 5.23m x 4.85m (17'2" x 15'11") Coved and textured ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, fireplace with electric fire, TV connection point, telephone point, door to:

INNER HALLWAY Coved and textured ceiling with light point, smoke detector, hatch to loft space, airing cupboard housing the hot water cylinder with slatted shelving over, doors to:

KITCHEN - 3.66m x 2.01m (12'0" x 6'7") Textured ceiling with light point, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, eyelevel cabinets, built-in double electric oven, space for upright fridge freezer, space and plumbing for washing machine, radiator with thermostat control.

BEDROOM ONE - 4.57m x 3.02m (15'0" x 9'11")

Coved and textured ceiling, pendant light point, UPVC double glazed window to rear aspect, radiator with the thermostat control, fitted wardrobes and drawers.

BEDROOM TWO - 3.68m x 2.24m (12'1" x 7'4")

Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

SHOWER ROOM/WC - 1.8m x 1.63m (5'11" x 5'4")

Textured ceiling with light point, UPVC obscure glazed window. Comprising corner shower cubicle with electric shower, pedestal wash hand basin, WC, heated towel rail, tiled walls, tiled floor.





INTEGRAL GARAGE - 5.18m x 2.54m (17'0" x 8'4") With electric up and over door, light point, electric meter and consumer unit, gas meter, wall mounted boiler, door two inner hallway.

OUTSIDE

FRONT - At the front of the property is a level lawned garden with paved pathway leading to the front door and a concrete driveway providing off-road parking and leading to the integral garage.

REAR - To the rear of the property is a level garden accessed from the kitchen on to a patio area which then leads to a level lawn with flowerbed/shrub border, enclosed by timber fence and block wall with gated side access. Outside light.

USEFUL INFORMATION

Tenure - Freehold

Age - 1980's

Heating - Gas Central Heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

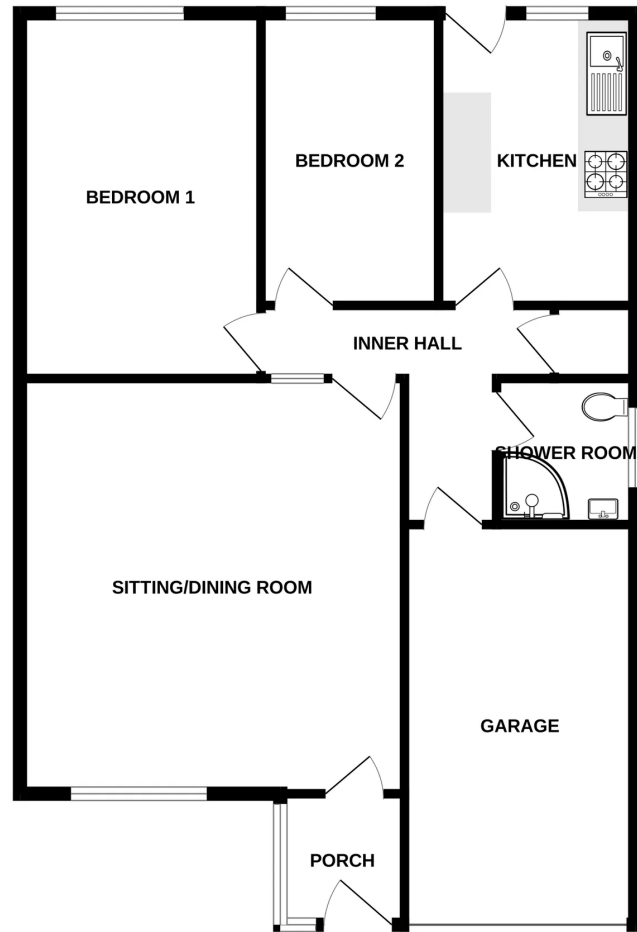
EPC Rating - D/68 - Potential C/78

Broadband - To be confirmed

Mobile - To be confirmed



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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