



Offers Over £270,000

Lidford Tor Avenue,
Paignton, TQ4 7ED

A well presented two bedroom detached bungalow located in the highly popular residential area of Roselands, Paignton. The bungalow comprises of a welcoming inner porch, a large lounge/diner, kitchen, two spacious bedrooms, a modern bathroom, a garage, beautifully maintained front and rear gardens as well as off road parking. The home is perfectly situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links and more.



ENTRANCE A uPVC double glazed front door opens into a welcoming porch. The porch benefits from side windows overlooking the gardens, allowing for plenty of natural light, along with overhead lighting. A further door leads through to the main accommodation.

LOUNGE/DINER A wonderfully spacious and light filled lounge/diner, offering ample room for both living and dining furniture. A feature gas fireplace with surround, a uPVC double glazed window to the front aspect overlooks the beautifully maintained front garden, a TV and internet point, along with a gas central heating radiator.

KITCHEN A fitted kitchen featuring a range of wall, base, and drawer units with roll edged work surfaces over. The kitchen includes a sink and drainer unit, an electric oven, and a four ring gas hob with extractor hood above. There is space and plumbing for a washing machine, slimline dishwasher and fridge freezer, and a recently installed Worcester combination boiler. Dual aspect uPVC double glazed windows provide excellent natural light, and a uPVC door offers convenient access to the side of the property.

BEDROOM ONE A spacious master bedroom positioned to the rear of the property, enjoying views over the sunny garden. The room offers an abundance of space, complemented by a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A well proportioned second double bedroom, situated to the rear aspect of the home. This room benefits from a uPVC double glazed window and a door providing direct access to the rear garden.

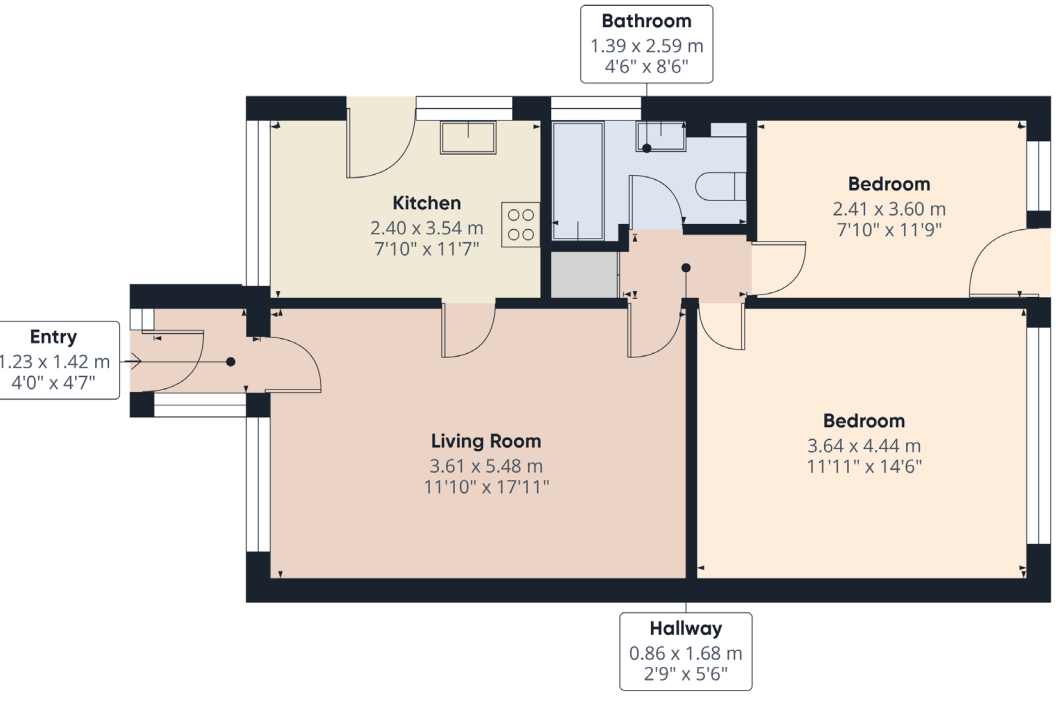
BATHROOM A modern bathroom suite comprising a low level WC, a pedestal wash hand basin, and a panelled bath with shower attachments above and glass screen. The space is enhanced by complementary tiling, a uPVC obscure double glazed window, and a heated towel rail.

OUTSIDE

REAR GARDEN A beautifully maintained and sunny rear garden, featuring a patio area ideal for alfresco dining. Two steps lead up to a lawned section, complemented by a variety of mature shrubs and plants, creating a private and relaxing outdoor space.

FRONT GARDEN An attractive and well kept front garden, mainly laid to lawn with a selection of mature plants and shrubs. A driveway to the side provides off road parking and leads to the garage.

GARAGE Fitted with a metal up and over door, the garage benefits from overhead lighting, power points, and ample space for storage.



Address 'Lidford Tor Avenue, Paignton, TQ4 7ED'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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