



GUIDE PRICE OF £260,000 - £270,000

Stanmore Tor,  
Paignton, TQ3 3LW

A spacious two bedroom semi detached bungalow located within a quiet cul-de-sac in Paignton. The property comprises of a welcoming entrance porch that leads through to dining room, a large living room, kitchen, two double bedrooms one of which has an en-suite and study to the side of, a further family shower room, south facing gardens, off road parking and garage. The property is ideally situated within easy reach of Paignton town, bus links, shops, schools, an array of supermarkets and more. The home is being offered for sale with no onward chain!



**ENTRANCE** A uPVC double glazed front door opens into a welcoming inner porch, complemented by side windows that frame stunning sea views across to Torquay. Finished with tiled flooring and useful built in storage cupboards, this inviting space leads through a secondary door into the main living accommodation.

**DINING ROOM** A generously proportioned dining room providing ample space for a 6 seater table, ideal for entertaining. uPVC double glazed sliding patio doors enhance the natural light, and a gas central heating radiator.

**LIVING ROOM** A substantial, light filled living room boasting phenomenal panoramic sea views. This impressive space features a gas fireplace, double aspect uPVC double glazed windows, and gas central heating.

**KITCHEN** A well appointed and spacious kitchen fitted with a comprehensive range of wall, base and drawer units with roll edge work surfaces. Features include a stainless steel sink and drainer, eye level electric double oven with integrated grill, and a four ring gas hob with extractor hood above. A breakfast bar provides seating for four with additional storage beneath. Further benefits include space for a fridge freezer, tiled splashbacks, a uPVC double glazed window, and a door leading directly to the rear garden.

**BATHROOM** A three piece suite comprising a low level WC, pedestal wash hand basin, and walk in shower enclosure. Fully tiled walls and flooring, obscure uPVC double glazed windows, and gas central heating radiator.

**BEDROOM ONE** A spacious master bedroom positioned to the front of the property, enjoying scenic sea views across to Thatcher Rock, Torquay. uPVC double glazed windows and gas central heating.

#### LOWER GROUND FLOOR

**BEDROOM TWO** A generous double bedroom offering exceptional space and stunning sea views across to Torquay. uPVC double glazed windows and access to a versatile adjoining room.

**STUDY / DRESSING ROOM** Accessed from Bedroom Two, this flexible room is ideal as a walk in wardrobe, home office or study. uPVC double glazed window with sea views and gas central heating.

**EN-SUITE** A convenient en-suite comprising a low level WC, pedestal wash hand basin and corner shower enclosure. Extractor fan and gas central heating.

#### OUTSIDE

**REAR GARDEN** A beautifully positioned and elevated south facing rear garden designed for ease of maintenance. A patio area accessed from the kitchen and dining room, provides the perfect setting for alfresco dining. Steps lead to a raised rockery with an additional patio, mature shrubs and planting, and enjoying panoramic views across the bay.

**PARKING & GARAGE** Off road parking is available to the front of the property leading to a garage with a metal up and over door and ample storage space.



Address 'Stanmore Tor, Paignton, TQ3 3LW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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