



Asking Price Of £290,000

**Colley End Road,  
Paignton, TQ3  
3RA**

A beautifully presented two bedroom bungalow located just a short walk from Paignton town. The home comprises of a welcoming entrance hallway, a large living room, a modern kitchen, two double bedrooms, a contemporary bathroom, sunny landscaped gardens, off road parking and a garage. The bungalow is ideally situated within easy reach of bus links, schools, Paignton town, supermarkets and more. The bungalow is being offered for sale with no onward chain!



**ENTRANCE HALL** A composite double glazed front door opens into a spacious and welcoming entrance hall. The hallway provides access to the principal rooms and features overhead spotlighting, a fitted storage cupboard, and a gas central heating radiator.

**KITCHEN / BREAKFAST ROOM** A beautifully appointed and contemporary kitchen/breakfast room, fitted with an extensive range of wall, base and drawer units complemented by roll edged work surfaces. Incorporating a 1.5 bowl stainless steel sink with drainer, an integrated electric oven with grill, and a four ring electric hob with extractor hood above. There is space and plumbing for a dishwasher, washing machine, and fridge freezer. Finished with complementary tiled splashbacks, the room also offers space for a breakfast table, central heating radiator, a uPVC double glazed window, and a composite door opening onto the sun drenched garden.



**LIVING ROOM** An impressively proportioned living room positioned to the front of the property, offering an abundance of natural light and generous living space. Features include TV and internet points, overhead spotlighting, a uPVC double glazed window, and a gas central heating radiator.

**BEDROOM ONE** A spacious principal bedroom to the rear aspect overlooking the garden. The room benefits from built in wardrobes, a uPVC double glazed window, and a gas central heating radiator.

**BEDROOM TWO** A well proportioned second double bedroom, also situated to the rear of the property, offering comfortable accommodation with a uPVC double glazed window and a gas central heating radiator.

**BATHROOM** A stylish and luxurious family bathroom comprising a low level WC, a vanity wash hand basin with integrated storage below, and a panelled bath with shower attachment over. The space is enhanced by contemporary wall and floor tiling, uPVC obscure double glazed window, and a chrome heated towel rail.



**LOFT SPACE** A generously sized loft area, boarded and carpeted to provide excellent additional storage and occasional use. Benefiting from a Velux window. Please note, this space has not been converted and is not classified as a habitable room.

**GARDEN** A beautifully presented, low maintenance rear garden designed for both relaxation and entertaining. A substantial decking area extends directly from the kitchen, ideal for alfresco dining, complemented by two artificial lawn areas. Steps rise to a charming rockery finished with decorative stones and a variety of mature plants and shrubs, alongside an additional decked seating area. Further features include a side access gate, outdoor tap, and external power points.

**GARAGE AND PARKING** A wider than average garage accessed via an electric roller door, complete with lighting, power points, fuse box, Worcester combination boiler, and meters. To the front of the property, there is off road parking leading up to the garage.

Address: Colley End Rd, Paignton, TQ3 3RA

Tenure Freehold

Council Tax Band C

EPC Rating D

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ