



Asking Price Of £225,000

St. Marys Park,  
Paignton, TQ4 7DB

A two bedroom semi detached bungalow located within a quiet cul-de-sac in the highly desirable location of Collaton St. Mary, Paignton. The property comprises of an inner porch, a sizeable dining room, kitchen, a bright and airy living room, two bedrooms, shower room, large rear gardens and off road parking. The bungalow is ideally situated within easy reach of supermarkets, schools, bus links, stoke Gabriel and Totnes, restaurants and more. The property is being sold with no onward chain!



**ENTRANCE** A uPVC double glazed front door opens into a welcoming entrance porch with side windows, providing plenty of natural light. A further uPVC double glazed door leads out to the garden, while an internal door opens into the dining room.

**DINING ROOM** A spacious dining room offering ample space for a 4/6 seater dining table, making it ideal for family meals and entertaining. Features include a serving hatch to the kitchen, doors leading to the adjoining rooms and a gas central heating radiator.

**KITCHEN** Fitted with a range of wall, base and drawer units complemented by roll edge work surfaces. The kitchen includes a stainless steel sink with drainer, an electric cooker with hob, plumbing and space for a washing machine and space for an under counter fridge. Additional features include tiled splash back, a Worcester gas boiler, a uPVC double glazed window overlooking the rear garden, and a uPVC double glazed door providing direct garden access.

**LIVING ROOM** A bright and generously proportioned living room featuring an electric fireplace and large uPVC double glazed sliding patio doors opening onto the front garden, creating a light and airy living space. Finished with a gas central heating radiator.

**BEDROOM ONE** A spacious double bedroom overlooking the front garden, complete with a comprehensive range of fitted wardrobes, over bed storage and matching drawers. Also benefiting from a uPVC double glazed window and a gas central heating radiator.

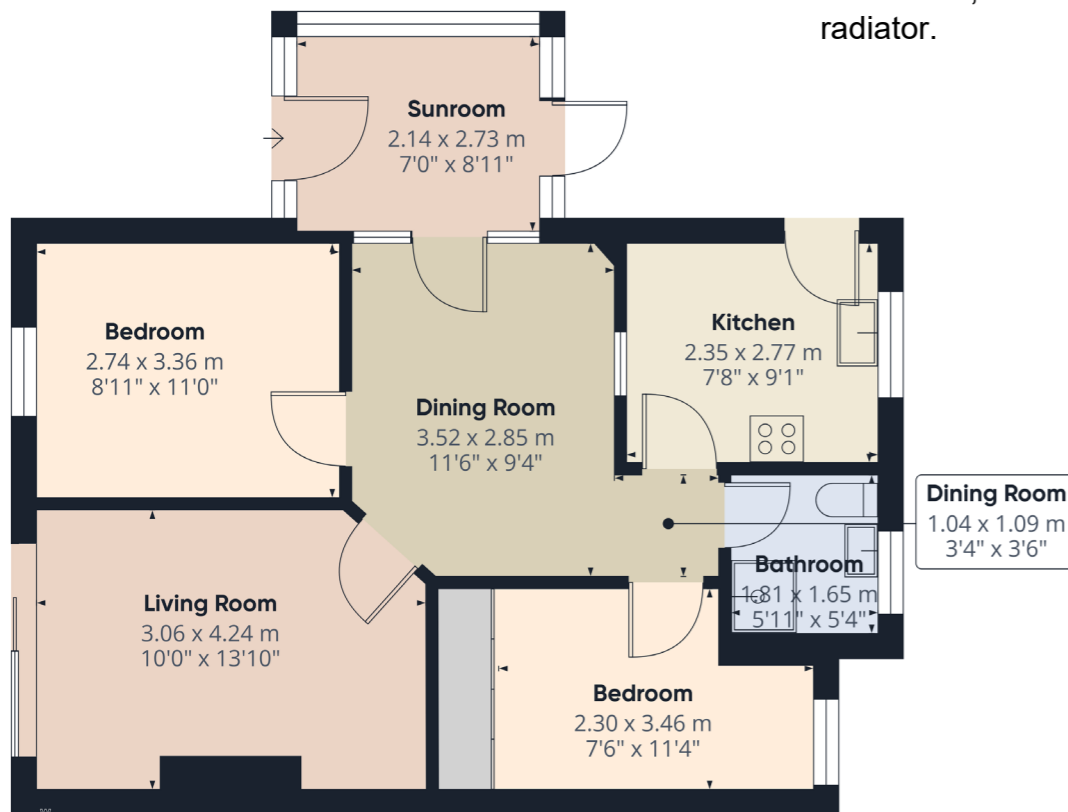
**BEDROOM TWO** A well proportioned second bedroom featuring fitted wardrobes, a uPVC double glazed window and a gas central heating radiator.

**SHOWER ROOM** Appointed with a three piece suite comprising a low level WC, pedestal wash hand basin and a walk in corner shower enclosure. Finished with a uPVC obscure double glazed window and a gas central heating radiator.

#### OUTSIDE

**REAR GARDEN** A generous rear garden predominantly laid to lawn, enjoying a variety of mature shrubs and planting. The garden also benefits from a greenhouse, making it ideal for keen gardeners.

**FRONT GARDEN & PARKING** To the front of the property is off road parking for one vehicle, alongside a low maintenance front garden.



Address 'St. Marys Park, Paignton, TQ4 7DB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '57 | D'

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