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Guide Price Of £260,000 - £270,000

Lidford Tor Avenue,
Roselands, Paignton,
TQ4 7ED

A well presented and wonderfully spacious two bedroom bungalow located within the popular residential area of Roselands, Paignton. The property comprises of a welcoming inner porch, a large and light filled lounge/diner, a modern kitchen, a useful sun room, two double bedrooms, a family bathroom, a sunny rear garden, off road parking and garage. The property is ideally situated within easy reach of supermarkets, bus links, schools, South Devon college and more.

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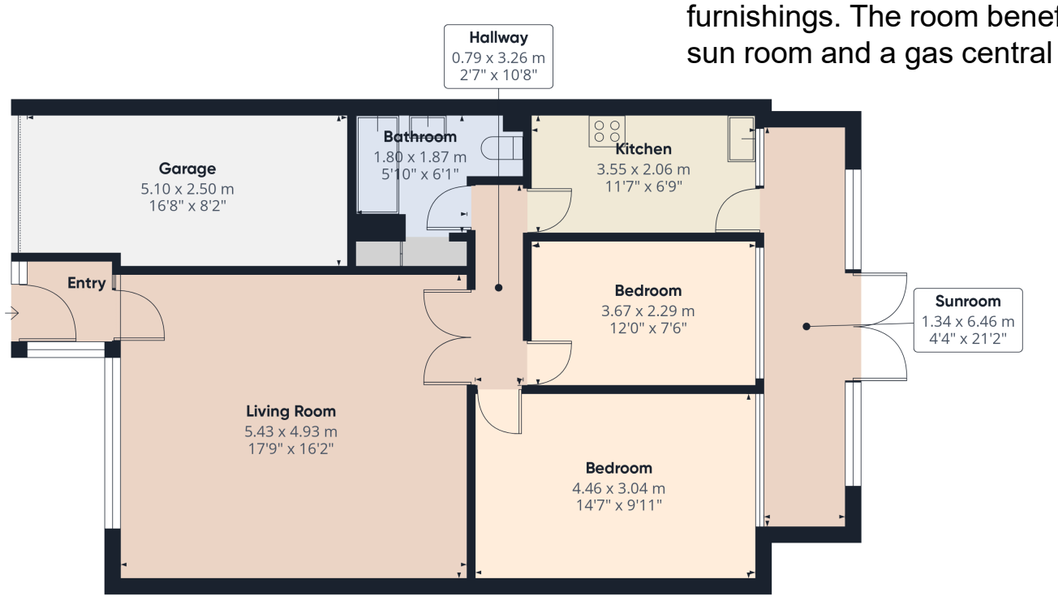
ENTRANCE A composite double glazed front door opens into a welcoming entrance porch, featuring overhead lighting, obscure glazed uPVC side windows, and an additional internal door leading through to the main living accommodation.

LOUNGE/DINER An exceptionally spacious lounge/diner offering ample room for both living and dining furniture. This impressively bright space benefits from floor to ceiling uPVC double glazed windows, TV and internet points, and a gas central heating radiator, creating a bright and comfortable environment ideal for relaxing or entertaining.

KITCHEN A stylish modern kitchen fitted with a range of high gloss wall, base and drawer units complemented by square edged work surfaces. Features include a 1 bowl stainless steel sink and drainer, integrated electric oven with grill, and a four ring electric hob. There is also space and plumbing for a washing machine and fridge freezer. A window and door provide access to the sun room.

SUN ROOM A generously proportioned sun room currently utilised as a home office, offering a versatile additional reception space. Overlooking the rear gardens this bright and useful room features two uPVC double glazed windows, French doors opening onto the garden and a gas central heating radiator.

BEDROOM ONE A spacious principal bedroom positioned to the rear of the property, providing ample space for bedroom furnishings. The room benefits from windows overlooking the sun room and a gas central heating radiator.



BEDROOM TWO A well proportioned second double bedroom featuring windows overlooking the sun room and a gas central heating radiator.

BATHROOM A generously sized family bathroom comprising a low level WC, pedestal wash hand basin, and a panelled bath with shower attachment over. Additional features include complementary part tiled walls, a Velux window, fitted storage cupboard and a chrome heated towel rail.

OUTSIDE

REAR GARDEN The property enjoys a sunny rear garden with a sizeable patio area perfect for outdoor entertaining and alfresco dining. A gently sloping lawn leads down to a further patio seating area, all set against the picturesque backdrop of Primley woods.

PARKING Off road parking is available to the front of the property.

GARAGE A metal up and over door provides access to the single garage, which benefits from overhead lighting and power points.

Address ‘Lidford Tor Avenue, Roselands, Paignton, TQ4 7ED

Tenure ‘Freehold’

Council Tax Band ‘C’

EPC Rating ’63 | D’

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