



Asking Price Of £xxx,xxx

Waterleat Road,
Paignton, TQ3 3UQ

A well presented two bedroom semi detached bungalow located just less than a mile from Paignton town. The bungalow comprises of a welcoming inner hallway, a spacious living room through to dining and kitchen, a conservatory, a useful utility room, two double bedrooms, a family bathroom, integral garage, off road parking and sunny rear gardens. The property is ideally situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, doctors and pharmacies, primley woods, bus links and more.



ENTRANCE HALL A uPVC double glazed front door opens into a wide and welcoming entrance hall, providing access to the principal rooms. Features include beautifully restored wooden floorboards, a fitted storage cupboard, thermostat heating controls, loft hatch access and a gas central heating radiator.

KITCHEN A fitted kitchen featuring a comprehensive range of high gloss wall, base and drawer units with roll edged work surfaces over. Incorporating a 1.5 bowl composite sink and drainer, eye level electric double oven with grill, gas hob with extractor hood above, and space and plumbing for a slimline dishwasher and fridge freezer. Complemented by tiled splashback, a uPVC double glazed window, and access through to the conservatory. An open archway flows seamlessly into the dining and living area, creating an ideal space for family living and entertaining.

LOUNGE/DINER A bright and spacious lounge/dining area offering excellent space for both relaxation and entertaining. Features include exposed restored wooden floorboards, a feature gas fireplace, TV and internet points, a uPVC double glazed window overlooking the front garden and a gas central heating radiator. The Living and Dining areas have been opened up for a more spacious feel. The original French doors are safely stored at the property and can easily be re-hung to create two separate reception rooms if desired.

CONSERVATORY A generously proportioned conservatory currently utilised as a dining area, enjoying pleasant views over the rear garden. Boasting double aspect uPVC double glazing, sliding doors opening onto the garden, tiled flooring, and a gas central heating radiator.

UTILITY ROOM A practical utility area with space and plumbing for a washing machine, work surfaces, overhead storage units, and uPVC double glazed windows.

BEDROOM ONE A spacious master bedroom offering ample room for furniture, complete with uPVC double glazed windows and a gas central heating radiator.

BEDROOM TWO A well sized second double bedroom positioned to the front aspect of the property, overlooking the front garden. Features include uPVC double glazed windows and a gas central heating radiator.

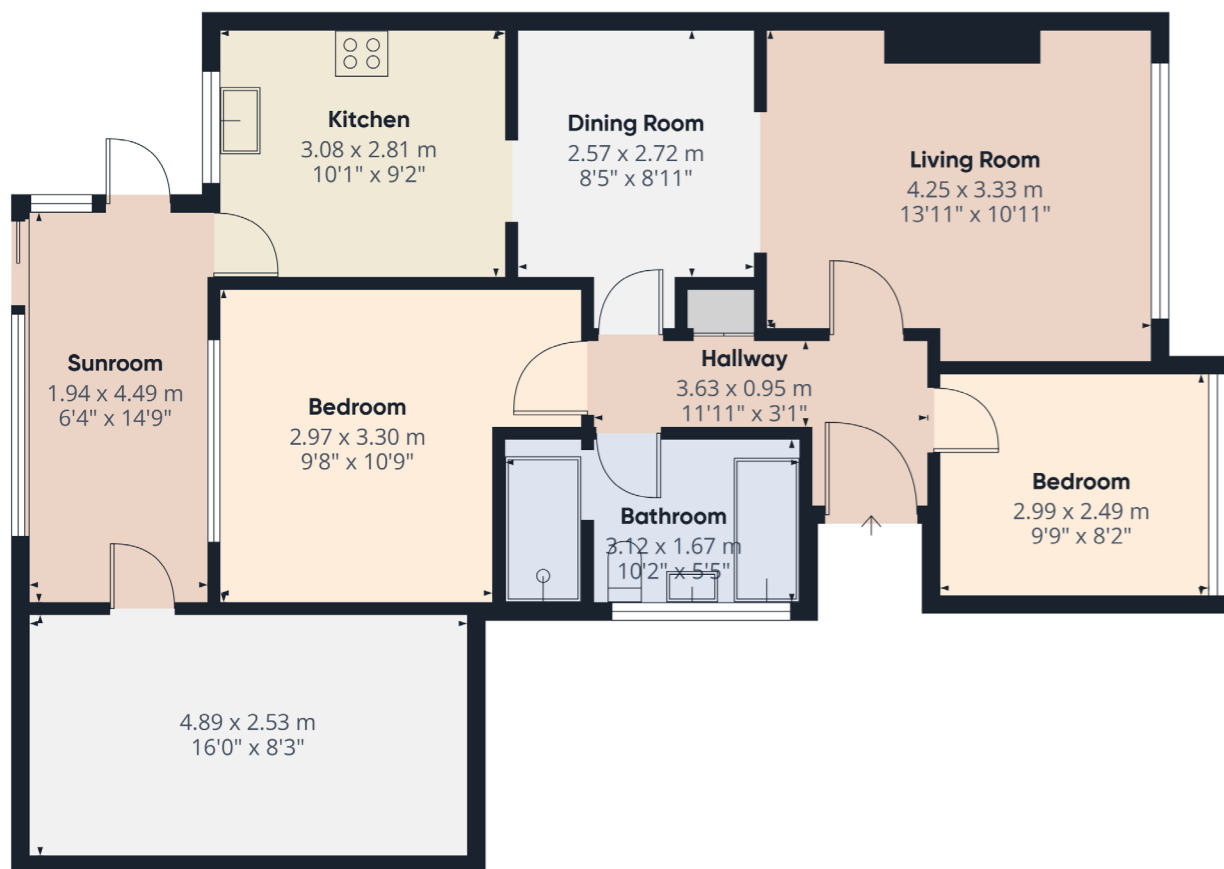
BATHROOM A generously sized family bathroom fitted with a low level WC, pedestal wash hand basin, panelled bath, and a walk in double shower. Finished with tiled walls, a mirrored medicine cabinet, obscure uPVC double glazed window and a gas central heating radiator.

OUTSIDE

REAR GARDEN A beautifully sun soaked rear garden arranged over three attractive tiers. The first level features a patio area accessed directly from the conservatory alongside an established rockery with mature planting. Steps lead to a lawned and pebble stone section, with further steps rising to an additional pebbled seating area. The garden is well stocked with a variety of plants and shrubs, creating a delightful outdoor space.

PARKING To the front of the property there is road parking leading to the garage.

GARAGE A single garage with an electric up and over door, offering excellent storage space. Benefiting from power, lighting, Worcester boiler, and a courtesy door providing direct access into the main accommodation.



Address 'Waterleat Road, Paignton, TQ3 3UQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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