



Asking Price Of £239,950

Pines Road,  
Paignton, TQ3 3PF

A beautifully presented two bedroom bungalow located within a quiet cul-de-sac in Paignton. The bungalow comprises of a welcoming porch, a spacious and luxurious kitchen/lounge, a conservatory, two bedrooms, a family shower room, off road parking and landscaped rear gardens. The property is ideally situated within easy reach of local shops, schools, the ring road, Marldon village, bus links and more.



**ENTRANCE** Step into a bright and welcoming entrance porch through a uPVC double glazed front door. The generous space includes additional uPVC double glazed windows to the side providing natural light and a perfect area for coat and shoe storage. A further internal door leads seamlessly into the main living space.

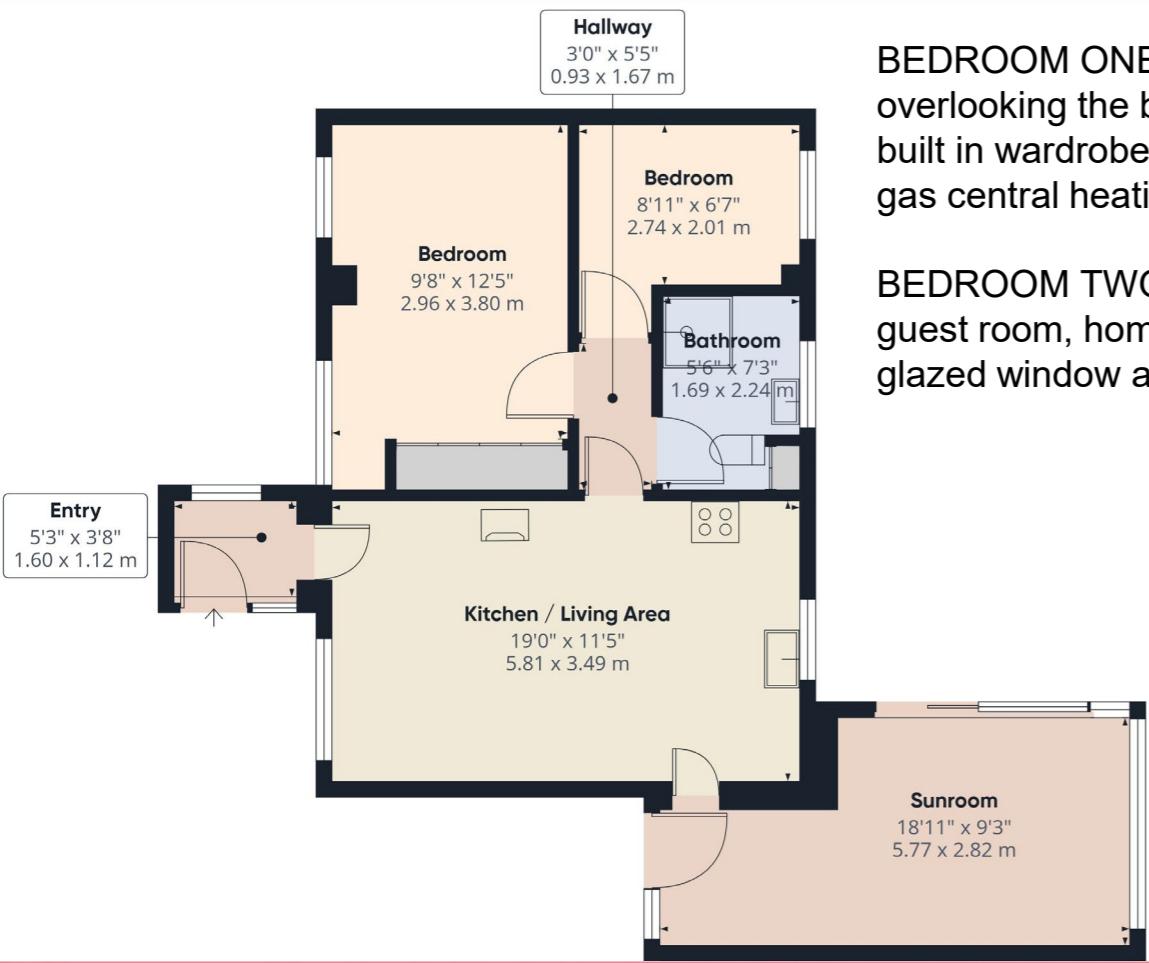
**LOUNGE / KITCHEN** This stunning open plan kitchen and living area is the heart of the home, designed for modern living and entertaining. The contemporary kitchen features sleek high gloss wall, base, and drawer units topped with luxurious quartz work surfaces. It comes fully equipped with an integrated electric single oven and grill, a four ring hob with extractor fan and a built in dishwasher.

The lounge area is equally impressive, offering ample space for relaxing or entertaining, complete with a charming log burning stove, a uPVC double glazed window and a gas central heating radiator.

**CONSERVATORY** Flooded with natural light the spacious conservatory is currently used as a dining room but could also serve as a second sitting room, hobby space, or garden room. Enjoy the beautiful triple aspect uPVC double glazing and sliding patio doors that open directly onto the sun soaked rear garden.

**BEDROOM ONE** A generously proportioned master bedroom overlooking the beautifully maintained front garden. Includes built in wardrobes, a large uPVC double glazed window and a gas central heating radiator.

**BEDROOM TWO** A versatile second double bedroom ideal as a guest room, home office, or study. Features a uPVC double glazed window and a gas central heating radiator.



**SHOWER ROOM** A modern and stylish family shower room comprising a low level WC, a vanity unit with integrated wash basin and storage and a spacious walk in double shower. Finished with tasteful complementary tiling, built in storage cupboard and a uPVC obscured double glazed window.

## OUTSIDE

**REAR GARDEN** A private and beautifully landscaped rear garden designed for minimal maintenance and maximum enjoyment. A large composite sun deck provides the perfect spot for alfresco dining or entertaining, while the remaining space is finished with attractive decorative pebble stones. Additional benefits include under house storage and side access via a gate.

**PARKING** Off road parking to the front of the property with an attractive low maintenance front garden to the side of the driveway with an array of mature shrubs and plants.

Address 'Pines Road, Paignton, TQ3 3PF'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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