

Penwill Way, Paignton, TQ4 5JQ

Eric Lloyd & Co.





£260,000 Freehold

Situated in a convenient location within easy reach of local amenities, this **TWO BEDROOM DETACHED BUNGALOW** offers well-proportioned accommodation, an enclosed rear garden and the benefit of a single garage with additional parking.

The property is set back from Penwill Way along a traffic-free walkway, providing a more secluded setting, and enjoys an open outlook with glimpses of the sea from the rear. Offered for sale with **NO ONWARD CHAIN.**

The bungalow benefits from gas-fired central heating and double glazing.

The accommodation is approached via a terraced front garden, incorporating a lawn and landscaped area, with steps leading down to the property.

A double-glazed entrance porch to the side opens into a good-sized reception hall, providing access to all principal rooms. The lounge is a comfortable reception room featuring two double-glazed windows to the rear and side, allowing natural light to flow through the space. The rear window enjoys an open outlook with glimpses of the sea, while a tiled fireplace and hearth with an open-grate fire provide an attractive focal point. The kitchen is also positioned to the rear, benefiting from a similar open outlook and sea glimpses. Although requiring refitting, the room is currently fitted with a range of cupboards and work surfaces, an inset sink, a freestanding cooker and space for a fridge/freezer. A built-in linen cupboard and an additional useful storage cupboard provide further practicality. A door leads into the side porch, which offers access to both the front and rear of the property.

There are two double bedrooms, both situated at the front of the bungalow. The bathroom has been refitted with a contemporary white suite comprising a panelled bath with fitted shower and shower screen, a vanity unit with inset washbasin, and a W.C.

Outside, the enclosed rear garden is a good size and is predominantly laid to lawn, complemented by assorted flowerbeds and gravel pathways. Gated access is available to one side, and on the other side the porch provides additional convenience.

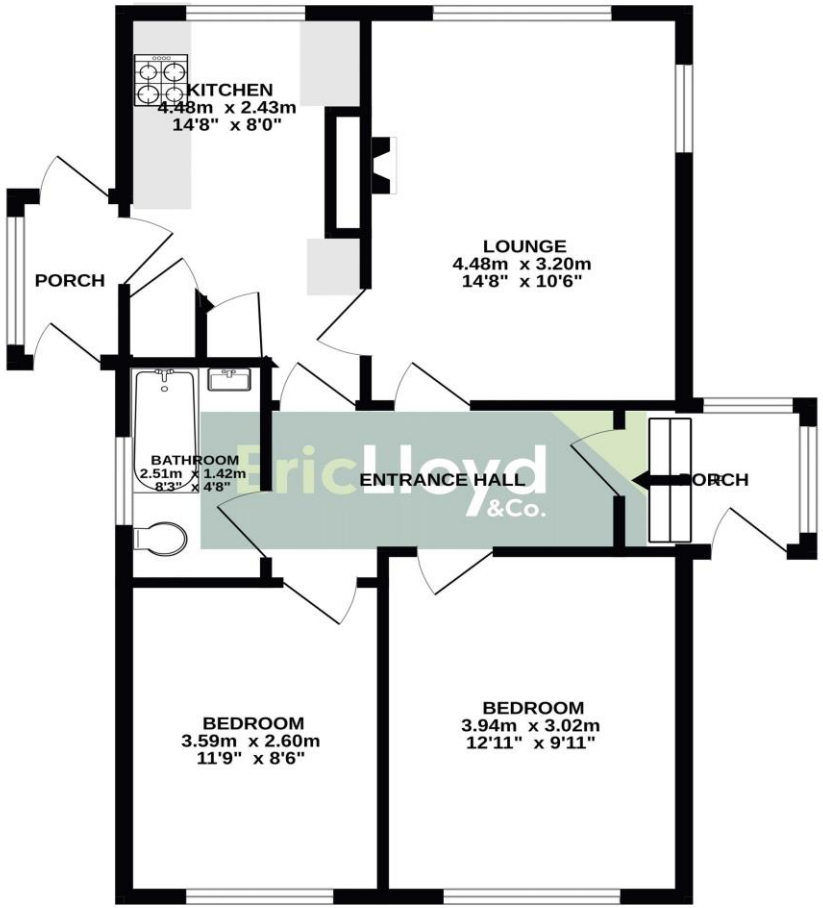
An under-house area houses the combination boiler and plumbing for a washing machine along with excellent storage space.

A further advantage is the single garage, situated in a separate block around the corner, with parking to the front.

Penwill Way is conveniently positioned for access to a range of local amenities. Bus services are available nearby, while Morrisons supermarket and Paignton Zoo are both within walking distance. Paignton town centre and seafront are approximately one mile away, offering a wider selection of shops, cafés, restaurants and leisure facilities, together with access to the town's popular sandy beach and coastal attractions.

Combining detached bungalow accommodation, a private garden, useful garage and parking facilities, and a convenient position close to local amenities, this property presents an appealing opportunity for a variety of purchasers, including those seeking single-storey living in a well-established residential area of Paignton.

GROUND FLOOR
60.7 sq.m. (654 sq.ft.) approx.



TOTAL FLOOR AREA : 60.7 sq.m. (654 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: D COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and mobile performance is as follows: EE 84% / THREE 81% /VODAPHONE 75% / O2 70%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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