



Roundham, Paignton

- Video Walk-through Available
- Detached Bungalow
- 2 Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Conservatory
- Family Bathroom with Shower Cabinet
- Electric Central Heating & Double Glazing
- Garage & Driveway

2x  1x 

ENERGY
RATING
E43

**Guide Price:
£425,000**
FREEHOLD

The Pines, Young's Park Lane, Paignton, TQ4 6JD



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An individually designed detached bungalow in a tucked away location within the sought after Roundham area of Paignton. The superbly presented and spacious accommodation comprises two/three bedrooms, kitchen with integrated appliances, lounge, conservatory, dining room/bedroom three and a bath/shower room. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, garage and driveway parking.

Young's Park Lane is situated in the sought-after Roundham area of Paignton and offering good access onto Goodrington Beach and Young's Park, Roundham Harbour and Paignton Seafront. Paignton itself is a highly sought-after seaside town nestled between Torquay and Brixham and regarded as the English Riviera. Just a short walk from Paignton harbour, Paignton Seafront and various glorious beaches of Torbay nearby this property occupies a fine position. Transport links are aplenty as the bungalow is within walking distance to Paignton train station and a variety of local bus routes. The town centre is a short distance away with a wide selection of restaurants, cafes, bars and shops.

The Accommodation:

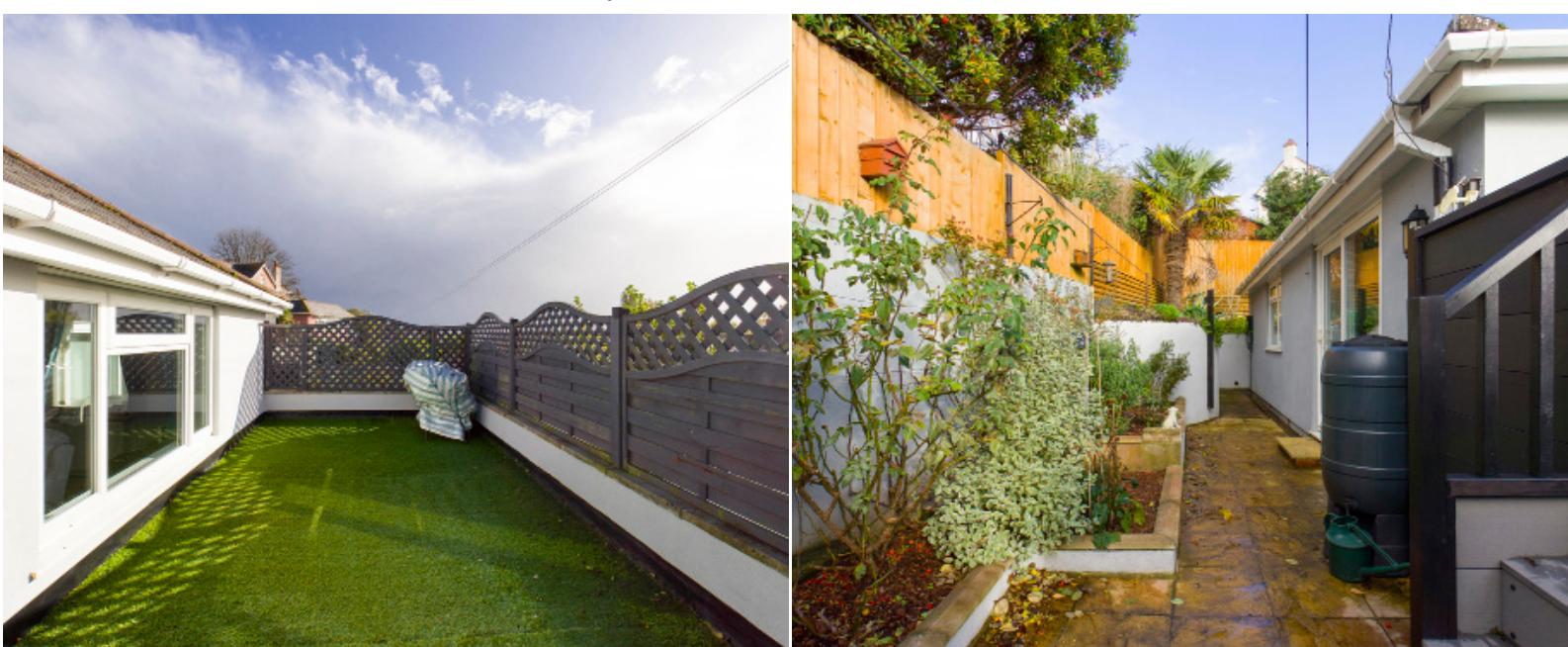
A uPVC part decorative obscure double-glazed entrance door and entrance porch with uPVC double-glazed window to front and further uPVC part obscure double-glazed door with side panel leads to the entrance hallway with storage cupboard, access to the loft and multi-glazed double doors leading to the lounge which is triple-aspect with uPVC double-glazed windows to front, side and uPVC double-glazed sliding patio doors leading to outside and wall-mounted electric pebble-effect fire. From the entrance hallway a multi-glazed door leads to the kitchen which is fitted with a modern range of wall and base units with rolled edge work surfaces and matching splashbacks, inset single drainer sink unit, integrated appliances including double oven, hob, fridge freezer, washing machine and dishwasher, uPVC double-glazed windows to front and side with a sea view and airing cupboard. The dining room is accessed off the kitchen with uPVC double-glazed sliding patio doors to the conservatory which is uPVC double-glazed with doors to front and rear and skylight. The master bedroom is dual-aspect with uPVC double-glazed windows to rear and side and wall lights. Bedroom two has a uPVC double-glazed window to rear and fitted bedroom furniture. The bathroom is spacious and fitted with a Jacuzzi panelled bath with tiling to surround, corner shower cubicle, low-level WC with concealed cistern and wash basin in vanity unit with heated towel rail and uPVC obscure double-glazed window.

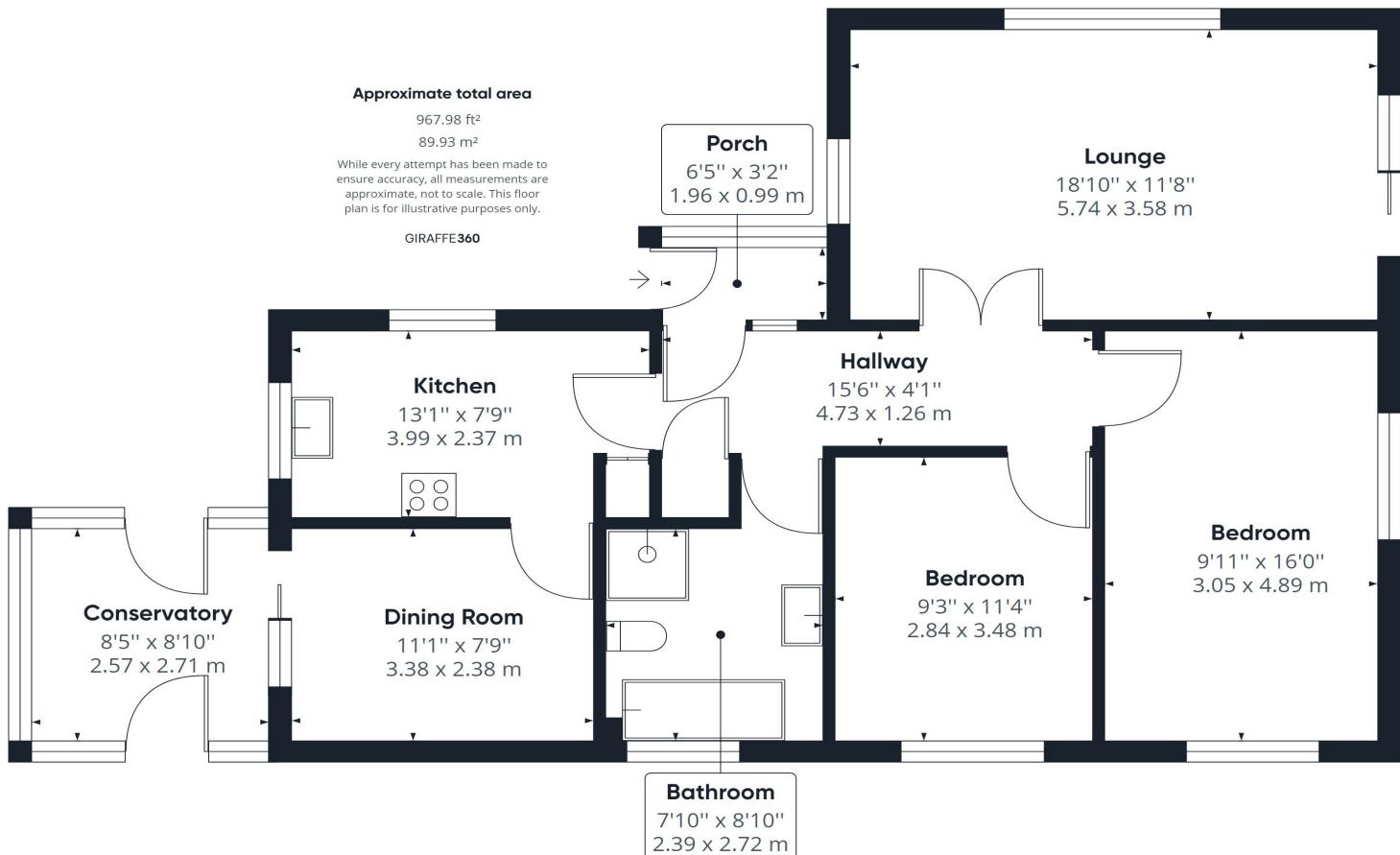
Garden & Parking:

Outside to the front are folding double gates with brick paved driveway providing parking for two cars. Steps and a paved path lead to the front door with under bungalow storage. A gate to the side leads to the side area of garden which is laid for ease of maintenance with paved patio enjoying a sea view, artificial grass with apple tree, shrub borders, gravel borders and greenhouse. A paved path extends along the rear of the bungalow with a raised border and gate continues to side of bungalow where there is a further paved patio with flower and shrub borders and steps leading to a raised terrace with artificial grass enjoying a Sea view. Integral garage with metal up and over door power and light.

Directions:

From Newton Abbot Penn Inn Roundabout, take the Torquay exit and follow the road. At the end of the Kingskerswell bypass take the A380 Hamelin Way, continue straight over two roundabouts and at the third roundabout take the first exit onto Maldon Road. At the roundabout take the first exit onto Colley End Road, right onto Torquay Road, left onto Dartmouth Road. At the roundabout take the first exit onto Roundham Road and right onto Braeside Road where Young's Park Lane can be found on the right.





Agents Notes:

Council Tax: Currently Band D.

Torbay Council.

Mains water. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	43 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.