



- BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW
- ON A GOOD SIZED PLOT IN A POPULAR RESIDENTIAL LOCATION
- RECEPTION HALL, LIVING ROOM DINER
- MODERN FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS, ONE WITH EN-SUITE
- DRIVEWAY PARKING, GARAGE
- FRONT AND REAR GARDENS
- SOLAR PANELS

Colley End Road, Paignton, TQ3 3QE

Guide Price £300,000

A beautifully presented two bedroom semi-detached bungalow situated on a good size plot in a popular residential position with accommodation briefly comprising; reception hall, living room diner, modern fitted kitchen, ground floor shower room, two double bedrooms, master with en-suite shower room, uPVC double glazing, gas central heating, gardens, generous driveway parking, garage, solar panels.

An internal viewing comes highly recommended to appreciate the accommodation on offer.



Property Description

Obscure glazed uPVC front door into...

RECEPTION HALL

Radiator. Doors to principal rooms. Power point. Useful under stairs storage cupboard with coat hanging hooks. Wall mounted consumer unit. Airing cupboard and additional storage cupboard with coat hanging tail.

SHOWER ROOM

Modern fitted shower room with obscure uPVC double glazed window to side, white suite comprising close coupled WC, inset wash hand basin into vanity unit, large walk-in shower enclosure with glazed shower screen, mains fed shower, chrome ladder heated towel rail.

LIVING ROOM DINER

Dual aspect with uPVC double glazed windows to front and side enjoying some sea views, radiators, power points, fireplace with electric fire, television aerial connection point.

KITCHEN

uPVC double glazed window to rear and side aspects, range of matching wall and base units with roll top work surface over, inset composite sink drainer, eye level electric oven, four ring hob with extractor canopy above, integrated dishwasher, wall mounted gas boiler supplying domestic hot water and gas central heating, tiled splash backs, space for fridge freezer. Glazed timber door through to...

CONSERVATORY

Tiled flooring, radiator.

GROUND FLOOR BEDROOM

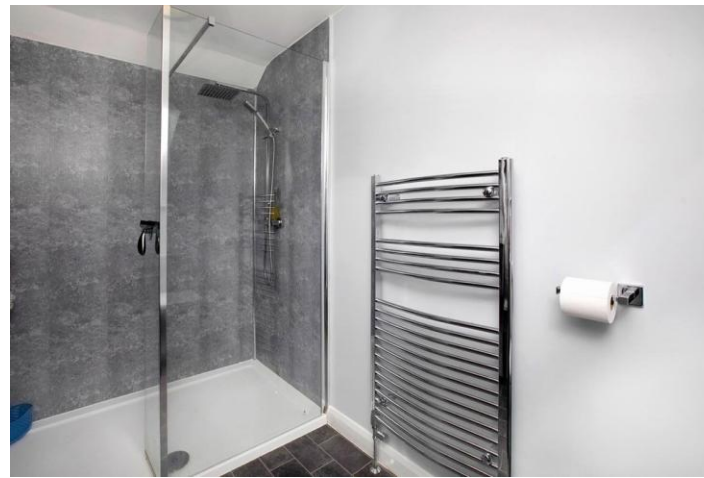
uPVC double glazed window to rear, radiator, power points.

From the reception hall a glazed timber door opens to the...

INNER HALLWAY

Stairs rising to first floor.





BEDROOM

Triple aspect with uPVC double glazed window to side and two Velux, one to the rear and one to the front aspect. Generously sized room with under eaves storage, built in wardrobe, radiator, power points. Door to...

EN-SUITE SHOWER ROOM

With Velux double glazed window to rear, modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, large walk-in shower enclosure with glazed shower screen and mans fed shower, chrome ladder heated towel rail, extractor fan.

OUTSIDE

To the front is a block pavior driveway providing PARKING for several vehicles and/or a motorhome/boat etc ahead of the single garage. The front garden is predominantly laid to slate and artificial grass bordered by an array of mature plants and shrubs. Raised paved patio area, perfect for entertaining or alfresco dining. To the rear there is a raised decked seating area and further area predominantly laid to chippings. Useful under cover storage area, perfect for bikes or garden furniture. Outside water tap. Power point.



SINGLE GARAGE

With electrically operated roller door.

SOLAR PHOTOVOLTAIC PANELS

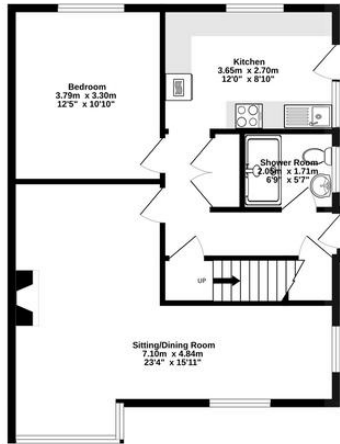
The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

MATERIAL INFORMATION - Subject to legal verification

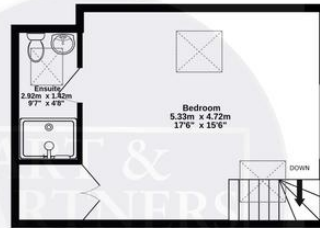
Freehold
Council Tax Band C



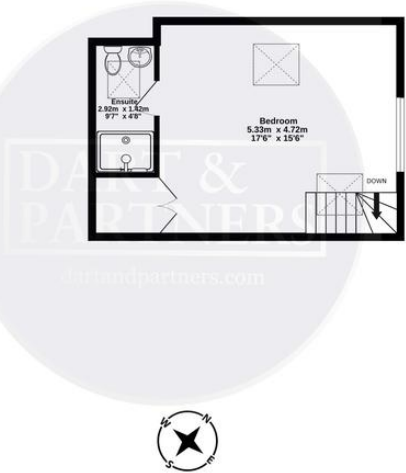
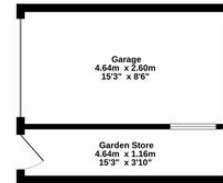
Ground Floor
62.7 sq.m. (675 sq.ft.) approx.



1st Floor
31.2 sq.m. (335 sq.ft.) approx.

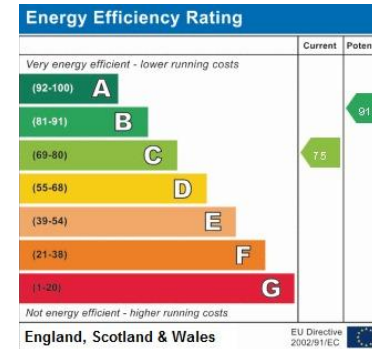


Garage
17.5 sq.m. (188 sq.ft.) approx.



TOTAL FLOOR AREA : 111.4 sq.m. (1200 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements