



Totnes Road, Paignton

£399,950



WILLIAMS HEDGE
ESTATE AGENTS



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Detached Bungalow | Superb Family Accommodation | Convenient and accessible location | Entrance Hall
Contemporary Open Plan Kitchen/Diner | Sitting Room | Utility Room | Four Bedrooms | Master En-Suite
Shower Room/WC | Bathroom/WC | Gas Central Heating Double Glazing | Good Sized Rear Garden
Ample Driveway Parking | Detached Garage | Viewing Recommended,

Occupying a generous sized plot this detached property has been remodelled and extended by the current owners to provide spacious accommodation over two floors with a fantastic open plan kitchen diner and the benefit of a good sized plot with ample parking for 3 to 4 vehicles at the front, driveway to the side, detached garage and potential for summer house/studio in the garden. Approached from the road on the driveway, double gates then lead into a further driveway to the side of the property which leads to the detached garage. A covered storm porch leads to the front door and once inside, the entrance hall, with stairs to first floor, opens into the contemporary open plan kitchen/diner with fully integrated appliances induction hob and access to the useful utility. At the rear, also on the ground floor is a spacious sitting room with bay window to front, bedroom and shower room/WC. On the first floor the landing leads to three bedrooms, the master with an en-suite shower room and large wardrobe, bedroom two is also configured so that it could easily be split into two bedrooms if required. The first floor also has a bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and doors and gas central heating. Outside at the rear is a good sized near level garden accessed from the utility onto a large composite deck, with the remainder laid to lawn. Enclosed by mature trees and shrubs there is ample space at the bottom of the garden for a summer house/studio/home office if required.

In a convenient and accessible location with good access to both primary and secondary schools, a selection of nearby supermarkets and retail park. The location offers good transport links for the South Devon link road and beyond and the amenities of Paignton town centre are approximately 1 mile distant.

STORM PORCH Light point, obscure glazed door to

ENTRANCE HALL Pendant light points, smoke detector, radiator with thermostat control, uPVC double glazed window to rear, stairs to first floor, under stairs storage cupboard, opening to

OPEN PLAN KITCHEN/DINING ROOM 28' 09" x 12' 11" (8.76m x 3.94m)

DINING ROOM With inset spotlights, UPVC double glazed bay window to front aspect, radiator with thermostat control.



KITCHEN With inset spotlights uPVC double glazed window to side. Fitted kitchen comprising a range of base and drawer units with rolled edge work surfaces over inset 1 1/2 bowl ceramic sink and drainer with mixer tap over, inset four ring electric hob with extractor over, electric double oven, built in microwave, integral fridge, integral freezer, integral dishwasher, radiator with thermostat control, door to



UTILITY ROOM 6' 08" x 5' 10" (2.03m x 1.78m) Light point, UPVC double glazed window to side, UPVC double glazed window to rear, radiator with thermostat control, base units with inset sink over and worktop, space and plumbing for washing machine, UPVC obscure glazed door leading to rear garden.

SITTING ROOM 14' 11" into bay x 12' 01" (4.55m x 3.68m) Light point, UPVC double glazed bay window to front aspect, radiator with thermostat control, wall mounted electric fire, TV point, telephone point,



BEDROOM 4 13' 07" x 8' 0" (4.14m x 2.44m) Pendant light point, double aspect with UPVC double glazed windows to rear and side, radiator with thermostat control,

GROUND FLOOR SHOWER ROOM 6' 04" x 6' 09" (1.93m x 2.06m) Light point, extractor fan., UPVC obscure glazed window. Comprising corner shower cubicle with sliding doors, vanity unit with inset wash handbasin, close coupled WC, tall radiator, tiled walls, tiled floor.



BEDROOM 3 11' 05" x 11' 09" maximum (3.48m x 3.58m)
Pendant light point, UPVC double glazed window to rear, radiator with thermostat control, TV point.

BATHROOM/WC 6' 0" x 6' 01" (1.83m x 1.85m) Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with central taps and electric shower over, wall mounted wash hand basin, close couple WC, radiator with thermostat control, tiled walls, tiled floor.

OUTSIDE

FRONT To the front of the property is a driveway providing off-road parking for 3 to 4 vehicles and access to the front door. Double timber gates lead onto a further driveway which leads to the detached garage.

REAR The garden is accessed from the utility room onto a good sized decked area with the remainder laid to lawn and enclosed by mature trees and shrubs with a central concrete pathway leading to the bottom of the garden. Outside light, outside power socket, timber gate to driveway

DETACHED GARAGE 15' 11" x 8' 03" (4.85m x 2.51m)
Metal up and over door, UPVC double glazed window to rear, light and power connected.

LANDING 7' 02" max x 7' 07" max (2.18m x 2.31m) Light point, doors to

BEDROOM 1 15' 01" maximum x 14' 11" maximum (4.6m x 4.55m) Part vaulted ceiling with inset spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, wall mounted TV, built-in wardrobe with hanging rail, door to



EN-SUITE 8' 04" x 4' 06" max to recess (2.54m x 1.37m)
Light point, extractor fan, UPVC obscure glazed window, comprising walk-in shower enclosure with sliding door, vanity unit with inset wash handbasin, close coupled WC, part tiled walls, tiled floor, radiator with a thermostat control.



BEDROOM 2 24' 03" x 9' 01" maximum (7.39m x 2.77m)
Pendant light points, dual aspect with UPVC double glazed windows to side and rear, radiator with thermostat control, TV points, over stairs storage cupboard with hanging rail.



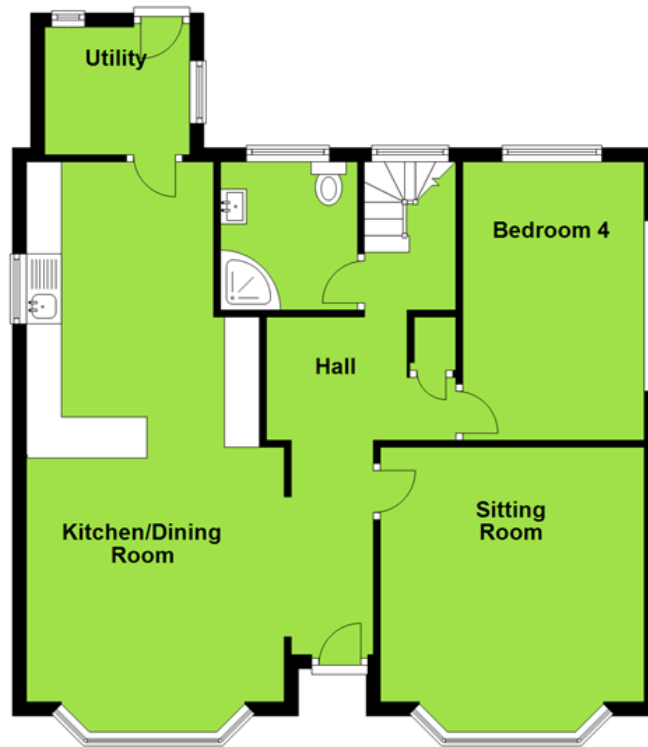
Age: 1950's (unverified)	Postcode: TQ4 7HD
Current Council Tax Band: D	Stamp Duty:* £9,997 at asking price
EPC Rating: D	
Electric meter position: Upstairs	Gas meter position: Upstairs
Boiler positioned: Combi/Kitchen	Water: Meter
Loft: Converted N/A	Rear Garden Facing: North

This information is given to assist and applicants are requested to verify as fact.

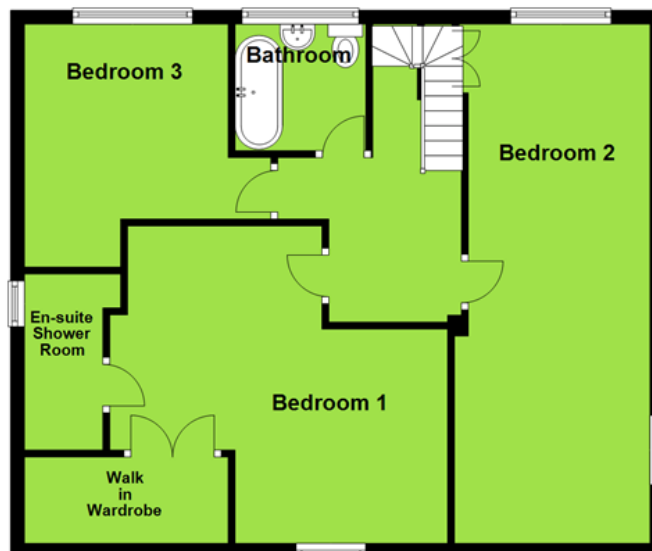
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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