



Harbourne Avenue | Paignton | TQ4 7EQ

Asking Price Of £269,950

A well presented two bedroom semi detached bungalow located within quiet cul-de-sac in the desirable location of Roselands, Paignton. The property comprises of a welcoming entranceway, a large lounge/diner, a kitchen, conservatory, two double bedrooms, a further loft room, sunny rear gardens, off road parking and a garage. The bungalow is perfectly positioned within easy reach of schools, south Devon college, an array of supermarkets, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- LOFT ROOM
- QUIET CUL-DE-SAC
- SOUGHT AFTER ROSELANDS LOCATION

ENTRANCE A uPVC double glazed front door opening into a welcoming inner hallway with overhead lighting and a secondary door opening into :-

LOUNGE/DINER A wonderfully spacious living room to the front aspect of the bungalow offering ample space for furniture. Tv and internet points, uPVC double glazed window and a gas central heated radiator.

KITCHEN A sizeable fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric double oven with grill integrated, a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge freezer, tile backsplash, breakfast bar seating and a uPVC double glazed door leading into:-

CONSERVATORY A sizeable conservatory that makes an ideal further sitting room overlooking the rear gardens. uPVC double glazed windows, a uPVC double glazed door leading out to the rear, wall mounted lighting and electrical points.

Address 'Harbourne Avenue, Paignton, TQ4 7EQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '70 | C'

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BEDROOM ONE A brilliantly large master bedroom overlooking the front gardens boasting a great amount of space. uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO A further generously sized double bedroom, uPVC double glazed window and a gas central heated radiator.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Tiled walls, uPVC obscure double glazed window and a chrome heated towel rail.

LOFT ROOM A great sized attic room with a vast amount of space. The loft room is currently being used as a bedroom but does not have building regulations hence why is not classified as a bedroom.

OUTSIDE A large sunny rear garden that is predominantly laid to lawn with a sizeable patio area perfect for outdoor dining and entertaining.

PARKING Off road parking leading up to the garage.

GARAGE Metal up and over door.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.