



Harbourne Avenue | Paignton | TQ4 7DU

Asking Price Of £295,000

A beautifully presented two bedroom detached bungalow located within a quiet cul-de-sac in the desirable location of Roselands, Paignton. The property comprises of a welcoming entrance porch, a large lounge/diner, a modern kitchen, two double bedrooms, a shower room, front and rear gardens, a garage and off road parking. The bungalow is perfectly positioned within easy reach of schools, south Devon college, an array of supermarkets, restaurants and more.

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- MODERN WET ROOM
- OFF ROAD PARKING
- GARAGE
- WELL MANICURED REAR GARDENS
- SOUGHT AFTER ROSELANDS LOCATION

**ENTRANCE PORCH** A uPVC double glazed front door opening into welcoming inner porch way with overhead lighting and a secondary door opening into:-

**LOUNGE/DINER** - 5.67m x 3.6m (18'7" x 11'9") A wonderfully bright and spacious lounge/diner perfect for entertaining. Space for a vast amount of furniture, doors leading through to the adjoining rooms, tv and internet points, uPVC double glazed window and a gas central heated radiator.

**KITCHEN** - 3.75m x 2.6m (12'3" x 8'6") A modern farm style kitchen boasting a range of overhead, base and drawer shaker type units with solid oak work surfaces above. A 1 bowl composite sink and drainer unit, a gas single oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, tile backsplash, uPVC double glazed window and a gas central heated radiator.

**BEDROOM ONE** - 4.68m x 3.64m (15'4" x 11'11") A large master bedroom overlooking the well-manicured rear gardens, space for ample furniture, uPVC double glazed window and a gas central heated radiator.



**BEDROOM TWO**- 3.84m x 2.41m (12'7" x 7'10") A further generously sized double bedroom again to the rear aspect of the home. uPVC double glazed window and a gas central heated radiator.

**SHOWER ROOM** A contemporary wet room style shower room with a three piece suite of a low level flush WC, a pedestal wash hand basin and a walk in shower area with wall mounted shower attachments and a protective glass shower screen. Complimentary Tiled walls and flooring, a chrome heated towel rail and two uPVC obscure double glazed windows.

**OUTSIDE** A paved patio ideal for entertaining and relaxing with pathway along the side of the property is accessed via the kitchen. The remainder is laid to lawn enclosed by brick built walls decorated with flowers, trees and shrubs.

**PARKING** Off road parking for 1/2 vehicles.

Address 'Harbourne Avenue, Paignton, TQ4 7DU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '71| C'

### Contact Details

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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.