



Davies Avenue | Paignton | TQ4 7AN

Offers Over £350,000

A well presented two bedroom detached bungalow located in the extremely desirable location of Broadsands Park, Paignton. The bungalow boasts ample space and comprises of a welcoming entrance hallway, a large lounge/diner, a modern kitchen, two double bedrooms, a family bathroom, well manicured gardens, off road parking and garage. The property is conveniently positioned within easy reach of shops, doctors and pharmacies, bus links, schools, supermarkets and more.

- DETACHED BUNGALOW
- CORNER PLOT
- AMPLE OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- LANDSCAPED GARDENS
- SOUGHT AFTER LOCATION

**ENTRANCE** A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, a deep airing cupboard with radiator, a cupboard housing the fuse box and metres, loft hatch and a gas central heated radiator.

**KITCHEN** - 4.11m x 2.38m (13'5" x 7'9") A modern fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl sink and drainer unit, an electric double oven with grill integrated and a four ring electric hob with extractor hood above. Space for a fridge freezer and dishwasher, Tile backsplash, uPVC double glazed window and a double glazed door leading out to the rear porch.

**REAR PORCH** A space and plumbing for a washing machine and dryer. uPVC double glazed windows and a uPVC double glazed door leading out to the gardens.

**LIVING ROOM/DINER** - 6.83m x 3.48m (22'4" x 11'5") A wonderfully light and large living room/diner boasting an abundance of space. A feature electric fireplace, tv and internet points, double aspect uPVC double glazed windows, two gas central heated radiators and double glazed sliding patio doors leading into:-

**CONSERVATORY** A great sized conservatory that makes an ideal further sitting room, triple aspect uPVC double glazed windows overlooking the well-manicured gardens and a door leading out to rear.

Address 'Davies Avenue, Paignton, TQ4 7AN'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

### Contact Details

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**BEDROOM ONE** - 4.09m x 3.64m (13'5" x 11'11") A brilliantly large master bedroom to the front aspect of the property. A range of deep fitted wardrobes and over bed storage, uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.94m x 3.37m (12'11" x 11'0") A further generously sized double bedroom with a vast amount of room for furniture. Further fitted wardrobes, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A sizeable family bathroom comprising a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above. Complimentary tiled walls, built in cupboards, extractor fan, uPVC obscure double glazed window and a chrome heated towel rail.

**OUTSIDE** The property occupies a corner plot and is accessed by a brick paved driveway providing parking for 3/4 cars which leads to the garage. Gated access to both sides The side garden is laid to slate chippings and lawn with flowerbed borders and a large cattery. To the rear of the bungalow is a further small garden area with a walkway to the garage/store room.

**GARAGE STORE** An electric roller door that opens into a sizeable storage space. Overhead lighting and electrical points and a door opening into the storage room that is fitted with base and wall units, roll edged work surfaces and room for an appliance.

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.