



SUMMARY

Chain-Free Semi-Detached Bungalow | Off-Road Parking For Two Vehicles | Garage With Power & Lighting | Substantial Under-House Storage Space | Generous Front & Rear Gardens | Convenient Access To Paignton Town Centre | Excellent Transport Links & Rail Connections

Visit our website for the current price:
www.danielhobbin.uk/P-RS0642/

Address: Waterleat Road, Paignton, TQ3 3UQ

Property type: Semi-Detached Bungalow

Tenure: Freehold

Council tax band: C

EPC: D

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

This chain-free semi-detached two-bedroom bungalow is situated in an elevated position within the popular residential area of Paignton, conveniently located near Paignton Zoo and enjoying wide-reaching views across the surrounding countryside.

The property benefits from off-road parking for two vehicles on the driveway, and a garage equipped with power and lighting. Accessible from the garage, a substantial under-house space offers excellent potential for conversion into further living accommodation, subject to planning consent. Although some modernisation is required, the property represents an exceptional opportunity to acquire a home with ample scope for enhancement in a sought-after setting.

The property stands behind a well-maintained lawned front garden, while to the rear lies a sizable, level patio area with steps leading to multiple tiered sections, each offering an open aspect ideal for enjoying the scenic surroundings.

Situated in a convenient residential area of Paignton, the property offers convenient access to local shops, schools and amenities. Paignton Academy is within easy walking distance, while the town centre, located approximately 1 mile away, provides a variety of retail outlets, restaurants, and leisure facilities. The highly regarded Paignton Zoo, one of the UK's leading zoological parks, is located in close proximity, offering excellent attractions almost on the doorstep. The idyllic Paignton Sands and Goodrington Beach are both around 1 to 1.5 miles away, offering scenic coastal walks and family-friendly attractions. Excellent transport links include regular bus services and Paignton railway station, located approximately 0.7 miles away, providing connections to Torquay,

Exeter and beyond.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Parking options: Garage

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (9Mbps download, 0.9Mbps upload).

- * Superfast broadband (46Mbps download, 8Mbps upload).

- * Ultrafast broadband (1800Mbps download, 220Mbps upload).

- Networks in the area: Openreach

Entrance: Approached via a pathway leading through the well-maintained front garden, a series of steps ascend to the double-glazed entrance door. Upon entry, the welcoming hallway offers immediate access to the property's accommodation and benefits from a central heating radiator.

Living Room: Situated at the front of the property, the spacious living room enjoys an abundance of natural light through its large double-glazed window, which frames picturesque views of the countryside. A central heating radiator sits beneath the window. The room is designed with a serving hatch connecting directly to the kitchen.

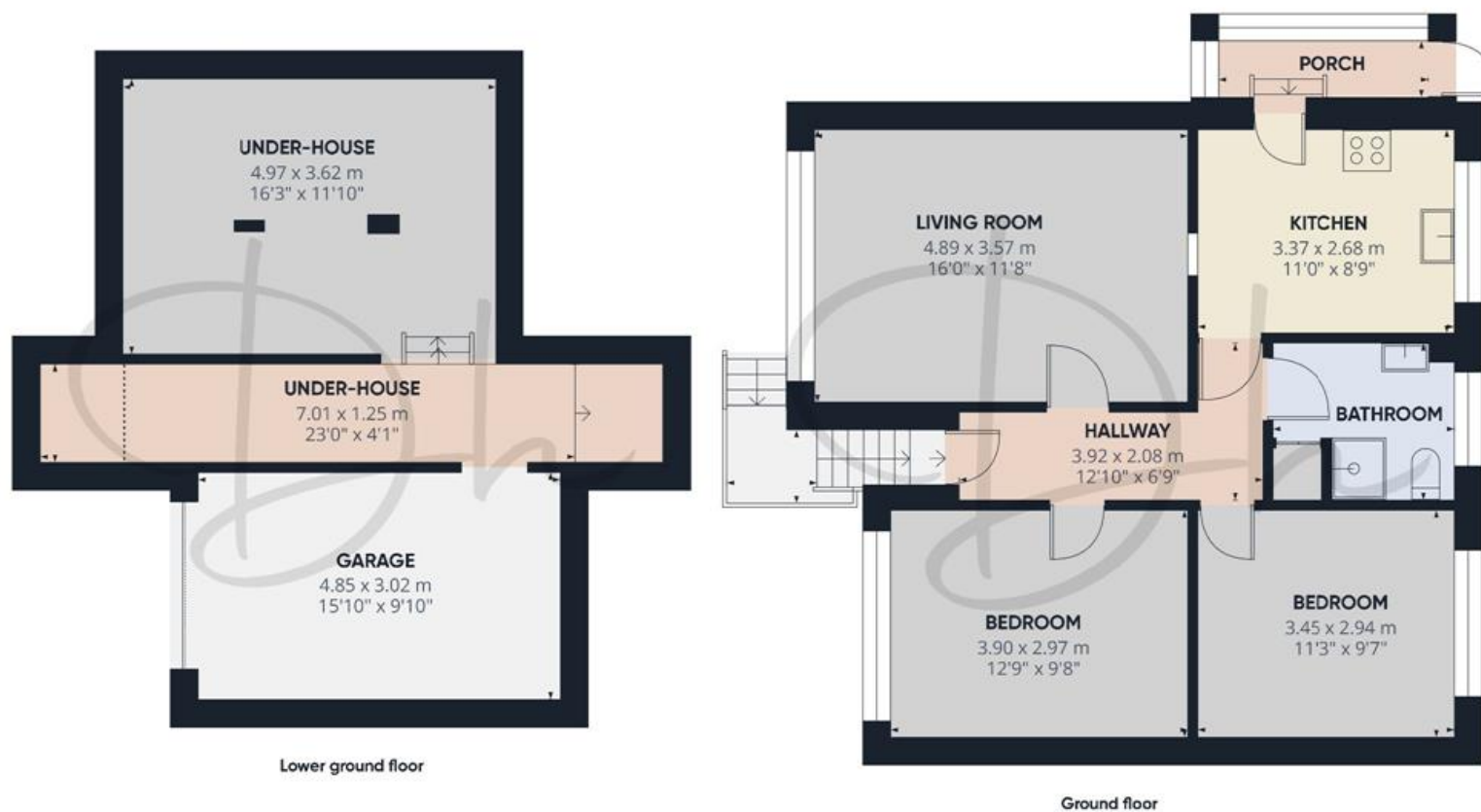
Kitchen: Located at the rear of the property, the kitchen is fitted with a range of wall and base units,

complemented by tiled splashbacks. A one-and-a-half stainless steel sink with drainer is positioned beneath a double-glazed window overlooking the rear garden. The kitchen also offers space and plumbing for a washing machine, provision for a freestanding fridge/freezer, and space for an oven. A door from the kitchen opens into a practical lean-to porch area, which provides direct access to the garden. If a buyer so wishes, the vendor will include all white goods and the cooker in the sale.

Bedroom one: Positioned at the front of the home, this well-proportioned double bedroom enjoys delightful views across the front garden and out to the countryside beyond, framed by a large double-glazed window. The room benefits from built-in wardrobes and a dresser, providing ample storage solutions, with a central heating radiator situated beneath the window.

Bedroom two: Located to the rear of the property, the second double bedroom offers a peaceful outlook over the rear garden through a generous double-glazed window. The room is equipped with built-in wardrobes and a dresser for convenient storage, and a central heating radiator beneath the window.

Shower room: The shower room is appointed with a corner shower cubicle fitted with an electric shower, a vanity unit with integrated wash basin with storage, and a low-level WC. The walls are fully tiled for ease of maintenance, while an obscured double-glazed window to the rear provides privacy and natural light, complemented by a radiator beneath. A built-in cupboard houses the hot water cylinder, offering additional storage space.



Approximate total area^m

104.8 m²
1128 ft²

Balconies and terraces

3.6 m²
39 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360









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