



SUMMARY

Well-Positioned Two-Bedroom Bungalow | Popular Upper Preston Location, Paignton | South-Facing Wrap-Around Gardens | Block-Paved Driveway Parking For 2/3 Cars | Versatile Garden Room With Conversion Potential | Side Workshop & Garden Shed Storage | Modern Kitchen

Visit our website for the current price:
www.danielhobbin.uk/P-RS0888/

Address: Pines Road, Paignton, TQ3 3PG

Property type: Semi-Detached Bungalow

Tenure: Freehold

Council tax band: B

EPC: D

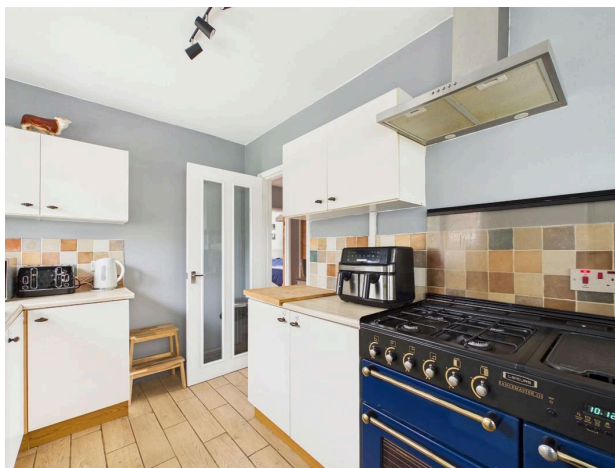
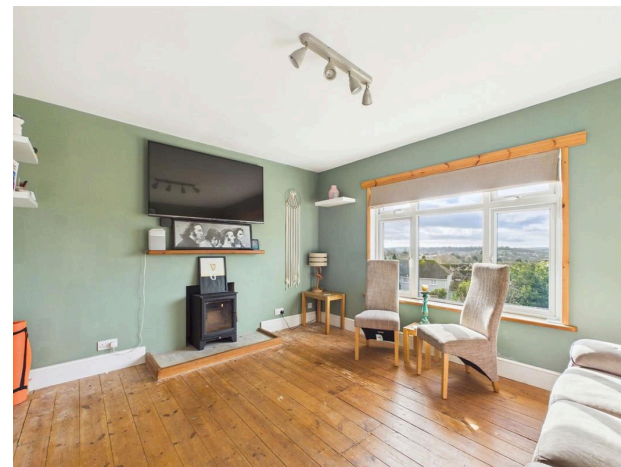
Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Situated in the popular residential area bordering Upper Preston and Kings Ash, this well-positioned two bedroom bungalow enjoys generous outdoor space with wrap-around gardens extending to the front, side and rear, ideal for those seeking plenty of room to relax, entertain or garden.

Approached via a block-paved driveway providing off-road parking for two or three vehicles, steps lead through the attractive front garden to the main entrance. Outside, the property is particularly well served for practical storage and hobbies, with an additional workshop to the side and an additional garden shed. To the rear, a separate garden room offers excellent versatility and, subject to the necessary consents, presents potential for conversion into further accommodation or a dedicated home office/studio.

Conveniently located, the property is within easy reach of local amenities on Marldon Road, with Paignton's broader range of facilities close by. Paignton town centre and seafront are approximately one mile away, offering a beachfront promenade, cafés and amusements. Schooling is well catered for with Kings Ash Academy nearby, Paignton Academy around 1.1 miles and Oldway Primary School approximately 0.9 miles away.

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Front Garden, Rear Garden, Terrace

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

* Standard broadband (12Mbps download, 1Mbps

upload).

* Superfast broadband (80Mbps download, 20Mbps upload).

* Ultrafast broadband (1800Mbps download, 900Mbps upload).

- Networks in the area: Virgin Media, Openreach, Airband

Entrance: Accessed from the driveway via a timber gate, steps descend to the front garden and the home's main entrance. An enclosed porch provides an effective buffer from the outdoors before a double-glazed door opens into a generous reception hallway. The hall retains attractive original wooden floorboards and benefits from a central heating radiator and a built-in airing cupboard. With its excellent proportions, the space lends itself well to a cosy snug area, and the current owners comfortably accommodate a small dining table here.

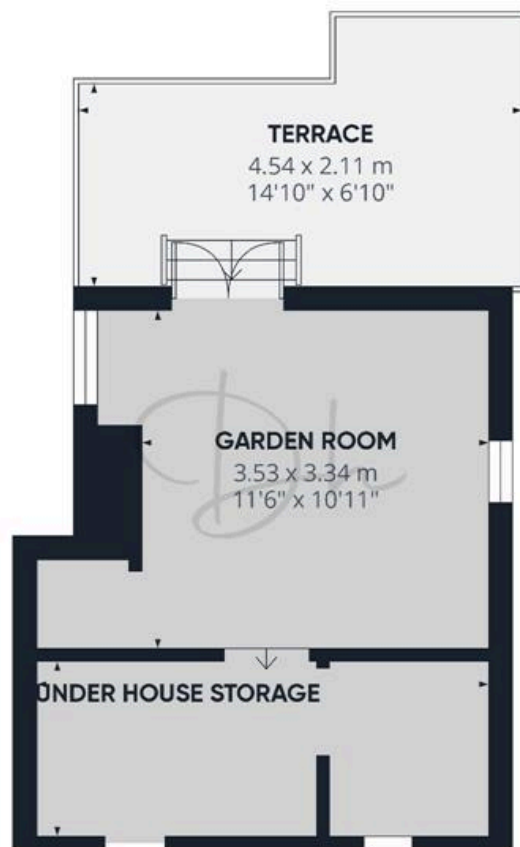
Living Room: Continuing the character of the hallway, the living room features original timber floorboards and is beautifully lit by a large double-glazed rear window, which enjoys pleasant outlooks. A contemporary vertical radiator provides efficient heating, while the freestanding wood-burning style stove forms an attractive focal point, creating a warm and inviting setting for everyday living and entertaining.

Kitchen & Utility Space: The kitchen is presented in a modern style, fitted with a coordinated range of wall and base units complemented by roll-edge work surfaces and tiled splashbacks. A ceramic one-and-a-half bowl sink with drainer is positioned beneath a double-glazed window overlooking the front, and the layout incorporates a Rangemaster-style cooker with an extractor hood above. Additional space is available

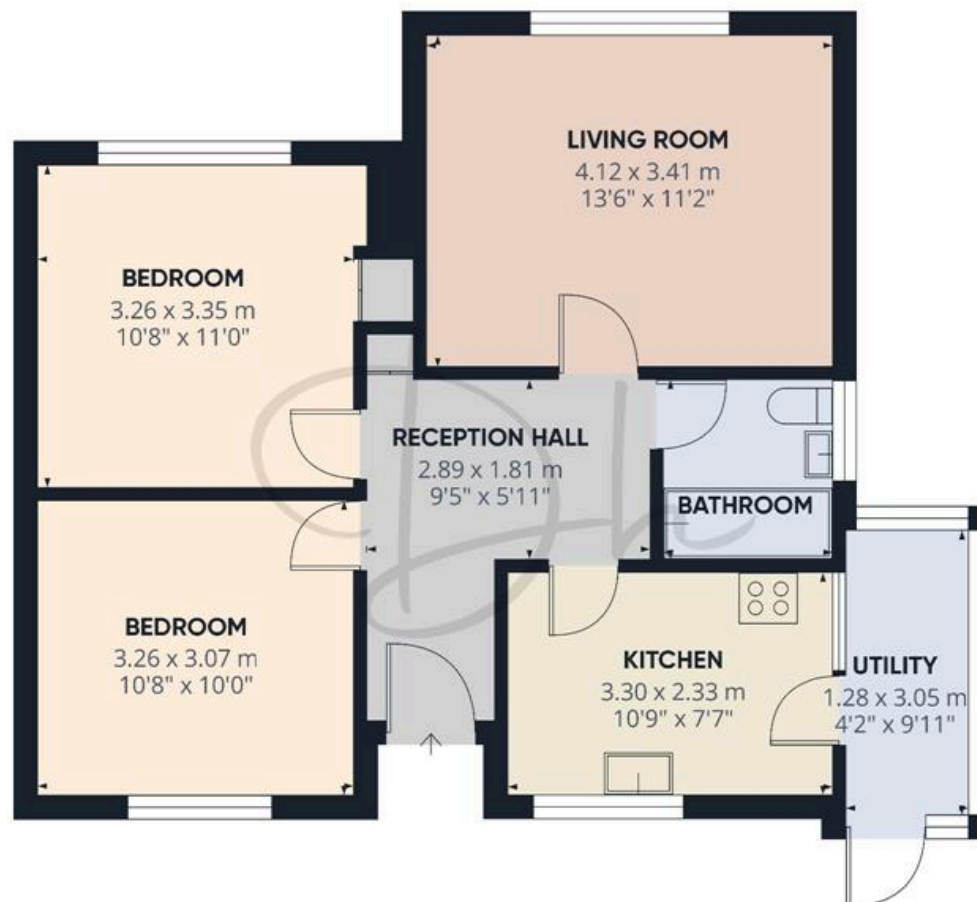
for a freestanding fridge/freezer, while tiled flooring provides a practical finish. A UPVC double-glazed door opens into the utility room, which also offers a further access point to the front of the property. Bright and airy, the utility benefits from double-glazed windows on all sides and provides space and plumbing for both a washing machine and tumble dryer. Generous in size, it is ideal for laundry needs along with additional storage and day-to-day household tasks.

Bedrooms & Bathroom: The property offers two well-proportioned double bedrooms, each retaining the original timber floorboards and benefiting from double-glazed windows and central heating radiators. The principal bedroom is further enhanced by a built-in cupboard, providing useful additional storage. The accommodation is served by a contemporary three-piece bathroom suite, comprising a panelled bath with mains-fed shower over, pedestal wash basin and low-level WC. An obscured double-glazed window provides natural light and privacy, while fully tiled walls and a wall-mounted heated towel rail complete the finish.

OUTSIDE: To the front, the property is approached via a block-paved driveway providing useful off-road parking, with an open outlook across the surrounding area. From here, the gardens wrap around the home, enjoying a desirable southerly aspect and offering a versatile arrangement of outdoor spaces. A series of patios and decked seating areas create ideal spots for alfresco dining and garden furniture. Steps lead down through a series of levels to areas of lawn, bordered by established planting and enclosed fencing for privacy. There is ample room for storage with space for sheds and practical garden equipment. The garden also provides access to the basement, currently utilised for storage but offering excellent scope for conversion, subject to the necessary consents.



Ground floor



Floor 1



Approximate total area^m

81 m²

872 ft²

Balconies and terraces

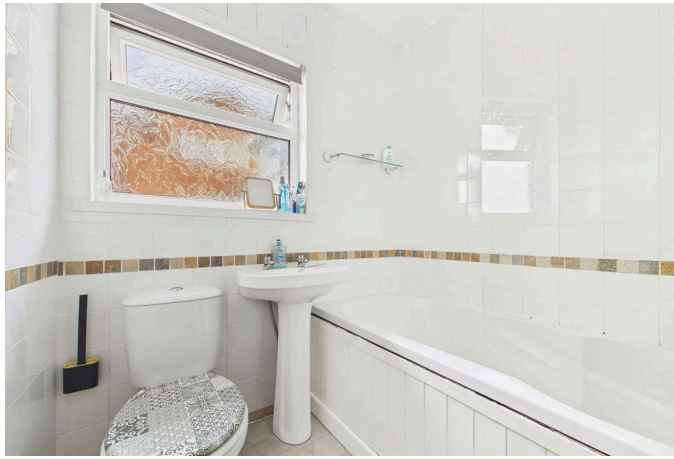
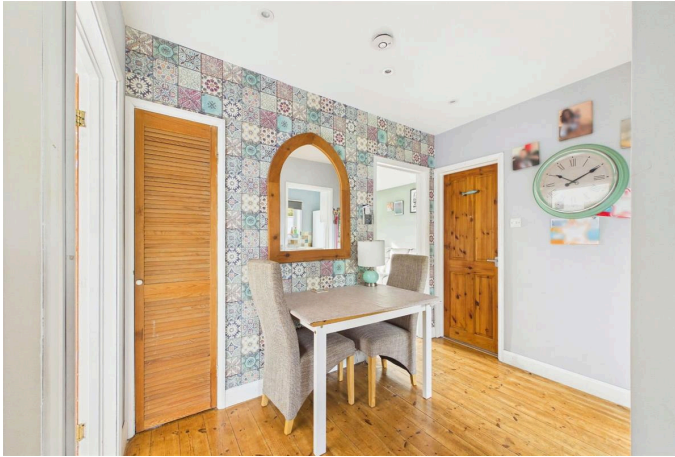
10.9 m²

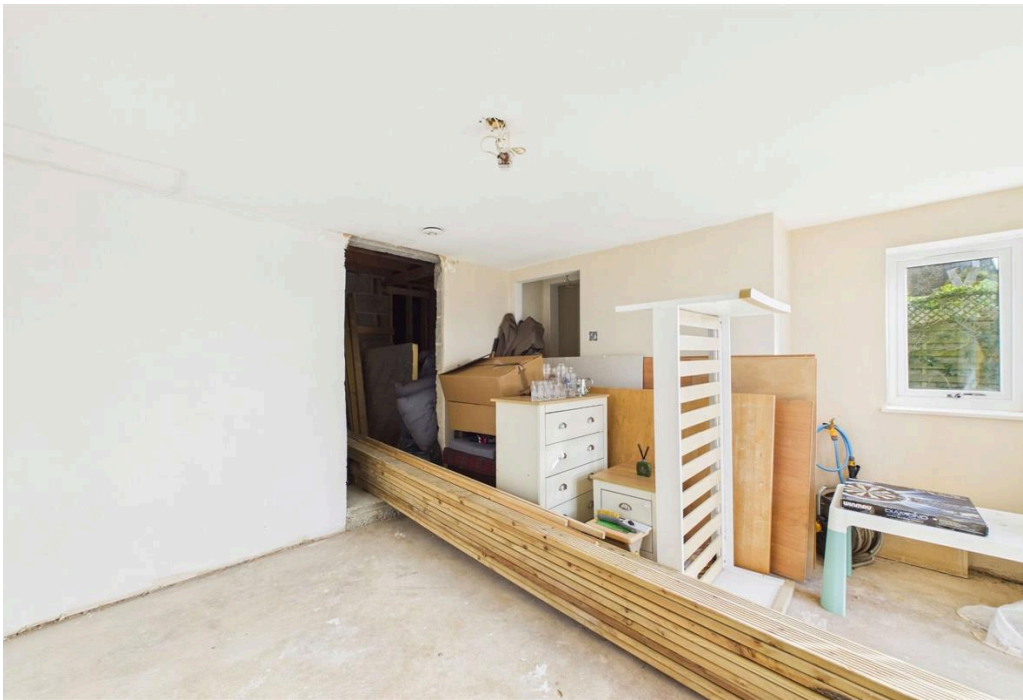
117 ft²

(1) Excluding balconies and terraces

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

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