



SUMMARY

1 Bedroom Semi-Detached Bungalow || Chain Free || Partial Sea Views || Driveway Parking for Up to 2 Vehicles || Enclosed Rear Garden || Generous Kitchen/Dining Room || Spacious Conservatory Overlooking the Garden || Convenient Location Close to Paignton Town Centre

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www.danielhobbin.uk/P-RS0982/

Address: Edenvale Road, Preston, Paignton, TQ3 2JH

Property type: Semi-Detached Bungalow

Tenure: Freehold

Council tax band: B

Bedrooms: 1

Bathrooms: 1

Receptions: 2

Parking: ✓

Garden: ✓



Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.



After your viewing, how did we do?

We'd love to hear about your experience with us.

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DESCRIPTION

Situated on the outskirts of Paignton, this one-bedroom semi-detached bungalow offers versatile accommodation, complemented by a generous kitchen/dining room, a spacious conservatory, off-road driveway parking and an enclosed rear garden. Enjoying an elevated position, the property also benefits from partial and distant sea views towards Brixham. These views can be appreciated from the living room and the upper garden terrace.

The accommodation is approached via a side entrance, opening into a useful entrance porch with a further door leading into the main hallway, providing access to the principal rooms. The living room offers generous proportions and features an attractive walk-in bay window overlooking the front of the property. This provides plenty of natural light whilst enjoying glimpses of the sea in the distance.

The kitchen/dining room provides a spacious and practical setting for everyday living, with ample room for dining furniture alongside a well-equipped fitted kitchen. A range of matching wall and base units is complemented by work surfaces, tiled splashbacks and a stainless steel sink with mixer tap. Integrated appliances include a double electric oven with grill, a four-ring gas hob and a stainless steel extractor hood. In addition, additional space and plumbing is provided for a washing machine, tumble dryer and fridge/freezer. The kitchen also houses a wall-mounted combination boiler and features laminate flooring. An open archway leads through to the dining area, which enjoys a pleasant outlook towards the conservatory and provides direct access to this additional reception space.

The conservatory is a particularly versatile addition

to the accommodation, providing a bright and inviting sunroom with triple-aspect glazing overlooking the rear garden. Featuring a pitched polycarbonate roof, tiled flooring and radiators, the room offers an appealing space for relaxation, entertaining or additional dining, with French doors opening directly onto the rear patio.

The generously proportioned double bedroom is positioned towards the front of the bungalow and benefits from a double-glazed window allowing plenty of natural light. A range of fitted wardrobes extend along one wall, incorporating sliding doors, including a mirrored panel, with useful hanging and shelving space.

The accommodation is completed by a well-appointed shower room, accessed via an inner hallway adjoining the kitchen/dining area, where a built-in cupboard provides additional storage. The shower room features a three-piece suite comprising a spacious double shower enclosure with mains-fed shower, a vanity wash basin with storage beneath and a low-level WC. Full-height wall tiling, recessed ceiling spotlights, a heated towel rail and an obscured double-glazed window complete the room.

Externally, the property benefits from a driveway to the front, providing off-road parking for up to two vehicles, subject to vehicle size, with a pathway leading to the side entrance. Gated access continues around the side of the bungalow to the enclosed rear garden, which has been arranged across two levels to provide outdoor seating and entertaining areas. A brick-paved patio adjoins the conservatory, with steps leading to a further paved

terrace enjoying an elevated outlook and partial sea views to Brixham. The garden is enclosed by rendered boundary walls and timber fencing with decorative trellis panels, providing privacy. A useful outbuilding, equipped with power and lighting, offers additional storage or potential workshop space.

The property's location further enhances its appeal, occupying a convenient position on the outskirts of Paignton, within easy reach of local amenities, bus routes and the popular Oldway Primary School. Paignton town centre is readily accessible, offering a wide selection of shops, cafés, restaurants and everyday facilities, together with bus, coach and railway connections. The nearby To

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTP

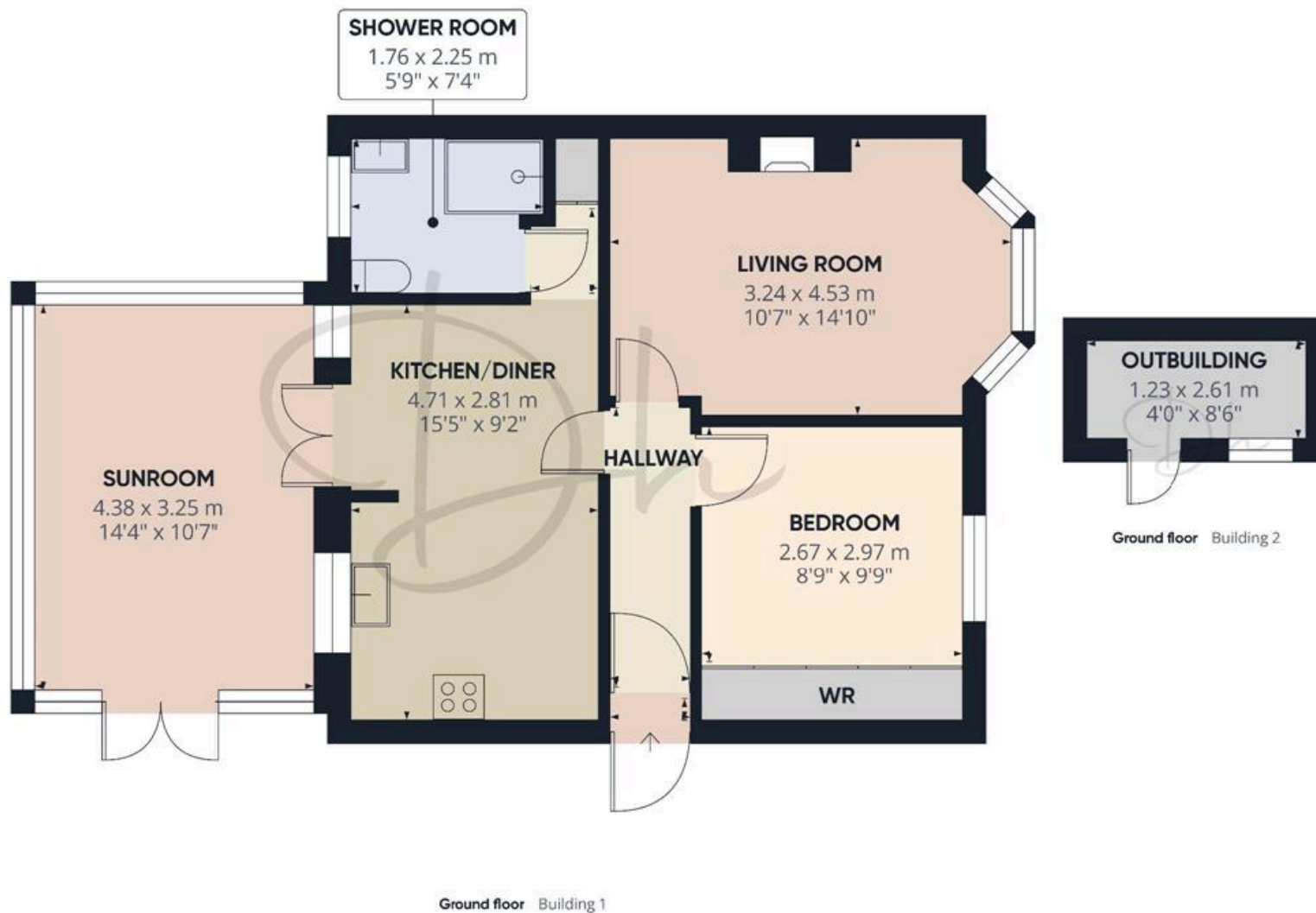
Broadband options available at the property include:

- * Standard broadband (18Mbps download, 2Mbps upload).

- * Superfast broadband (not available).

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

- Networks in the area: Openreach, Virgin Media



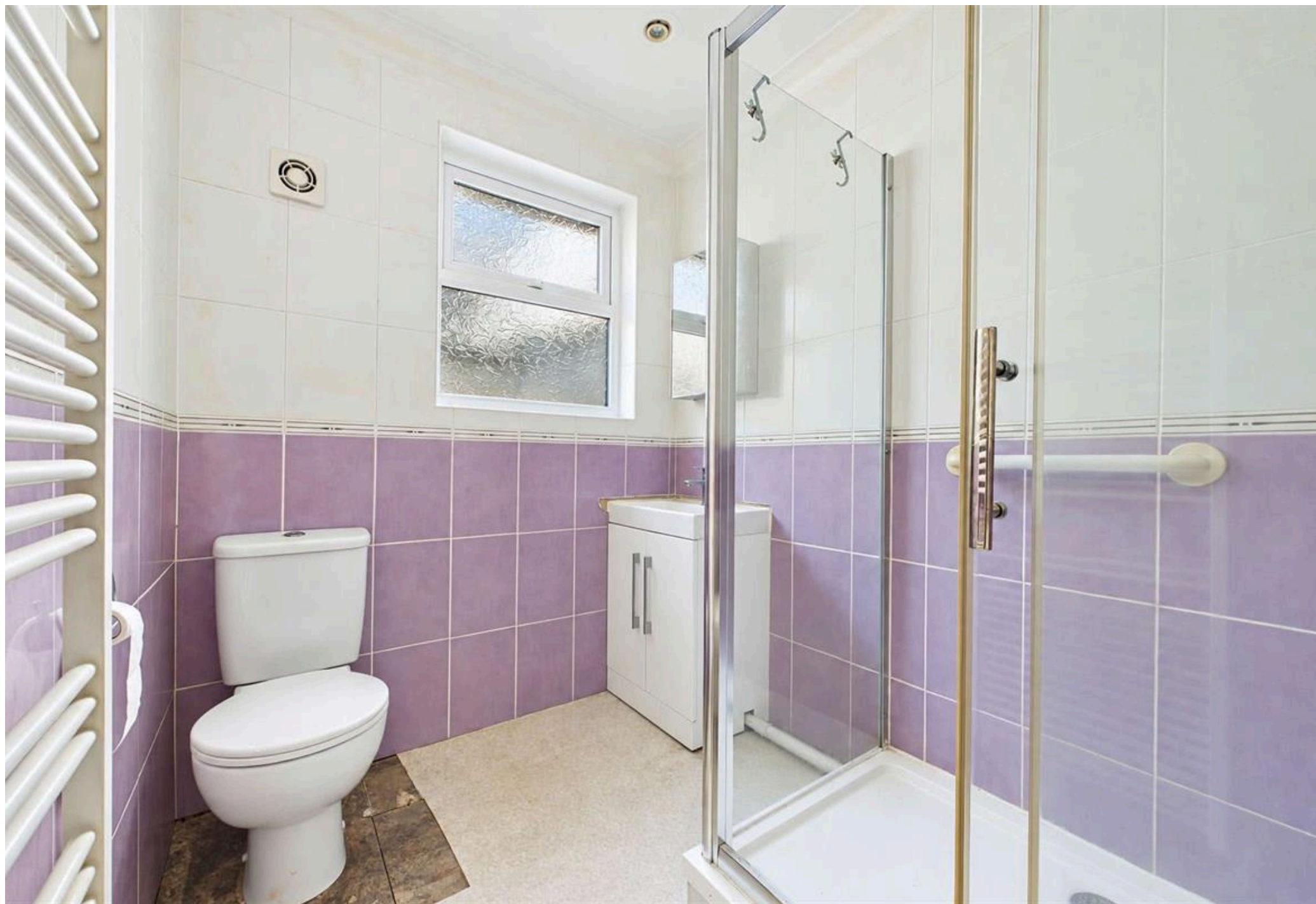
Approximate total area^m
63.5 m²
682 ft²

(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.

GIRAFFE360









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