



SUMMARY

Guide Price £340,000 – £350,000 | Substantial Detached Dormer Bungalow | Four Versatile Bedrooms | Three Generous Reception Rooms | Extensive Driveway Parking | Double Garage with Inspection Pit | Sunny Rear Garden with Sea Views | Under-House Storage | Modern Kitchen with Integrated Appliances

Visit our website for the current price:
www.danielhobbin.uk/P-RS1015/

Address: Blatchcombe Road, Paignton, TQ3 2JP

Property type: Detached Bungalow

Tenure: Freehold

Council tax band: D

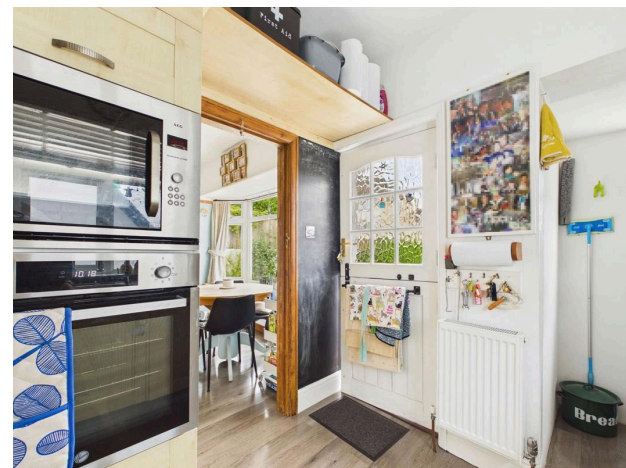
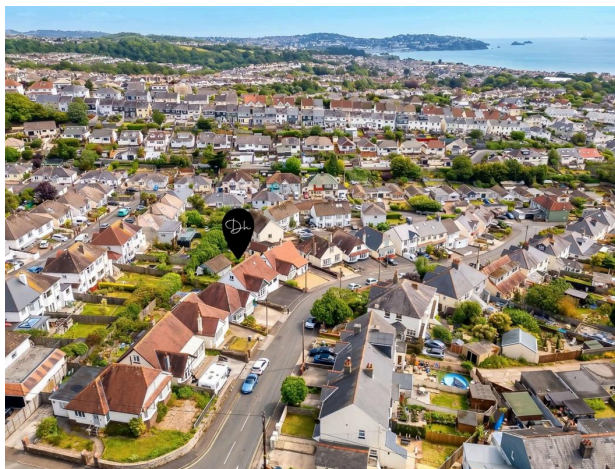
Bedrooms: 4

Bathrooms: 1

Receptions: 3

Parking: ✓

Garden: ✓



DESCRIPTION

A substantial four-bedroom detached dormer bungalow offering versatile accommodation, extensive parking and a range of features likely to appeal to families, hobbyists and those requiring generous storage or vehicle space.

The property is arranged to provide a flexible layout, with three reception rooms creating excellent living and entertaining space. The ground floor includes two bedrooms, making the home well suited to multi-generational living or those seeking level access sleeping accommodation, while the first floor provides two further bedrooms.

One of the standout features of the property is the substantial driveway parking. The front driveway can accommodate approximately four vehicles, with additional parking available to the side and rear, making it ideal for larger households or those with campervans, boats or multiple vehicles. To the rear, there is also a double garage, which includes the unusual benefit of a vehicle inspection pit, covered with heavy-duty timber boards when not in use.

Externally, the rear garden is beautifully presented and provides a lovely setting to relax and enjoy its sunny aspect. The garden also benefits from partial sea views, further enhancing the appeal of the outside space. In addition, the property offers substantial under-house storage, as shown on the floor plan, providing a highly practical feature.

The location is another key advantage, with the property well placed for the popular Oldway Primary School. Paignton town centre is within easy reach, offering a range of shops, amenities and transport links, including bus, coach and railway stations. Torbay Ring Road is also conveniently accessible, providing routes to nearby towns and the surrounding areas.

Council Tax Band: D (Torbay Council)

Tenure: Freehold

184 Blatchcombe Road

Parking options: Driveway, Garage

Garden details: Rear Garden

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 (11Mbps download, 1Mbps upload).

- * Superfast broadband (83Mbps download, 20Mbps upload).

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

- Networks in the area: Openreach

The Approach: The property's frontage is extremely well presented, featuring a tarmac driveway which can accommodate four vehicles. Side access leads to the rear garden,

where further parking is available if required. Two steps rise to the main entrance, where an obscured double-glazed door opens into the sun room/conservatory.

Sunroom: Doubling up as both an entrance porch and sun room due to its generous size, this space forms one of the property's three reception rooms. It features three double-glazed windows, providing an abundance of natural light as well as sea views. The room is laid with wood-effect laminate flooring, while a large partially obscured double-glazed window and sliding door provide direct access to the living room.

Reception hall: The reception hall is substantial in size and laid with wood-effect laminate flooring. From here, there is access to the feature spiral staircase, which rises to the first floor accommodation.

Living Room: The living room forms the main reception room, featuring a double-glazed window to the side aspect and a sliding door to the sun room, allowing ample natural light. The room benefits from a decorative fireplace with a timber surround and mantel, complemented by a light marble-effect inset and hearth, with an inset coal-effect fire creating a traditional focal point. Wood-effect laminate flooring provides a warm and practical finish throughout.

Dining Room & Kitchen: The dining room is a bright and generously proportioned reception space, enjoying a large rear-facing bay window which allows plenty of natural light. There is ample space for a family dining table while wood-effect flooring continues throughout the room creating a warm and cohesive finish. A wide opening leads through to the kitchen, giving the space a social and practical flow. The kitchen is fitted with a range of light wood-effect wall and base units, complemented by dark work surfaces and tiled splashbacks. There is a stainless steel sink and drainer set beneath a double-glazed window to the side aspect, a gas hob with extractor above, and an integrated eye-level oven and microwave. The kitchen also features an integrated dishwasher, along with space and plumbing for a washing machine. In addition, it offers useful worktop and storage space, with room for further freestanding appliances. A glazed stable door provides access to the rear garden.

Ground Floor Bedrooms & Shower Room: The ground floor provides two well-proportioned bedrooms, adding excellent flexibility to the accommodation. The first bedroom is a generous double room,

enjoying a large bay window that allows plenty of natural light and creates a pleasant sense of space. There is ample room for a double bed, wardrobes and additional bedroom furniture, while the layout also allows for a study or dressing area if required. The second ground floor bedroom is also a comfortable double room, with a window providing an outlook to the rear. Serving the ground floor is a well-appointed and contemporary shower room, fitted with a large glazed shower enclosure, vanity unit with wash basin and storage beneath, and a low-level WC. The room is finished with tiled walls, dark LVT flooring and an obscured double-glazed window, creating a practical and neatly presented space.

First Floor Bedrooms: The first floor is accessed via a feature spiral staircase, which rises to a landing area offering useful additional space and access to the remaining bedrooms. This level adds further flexibility to the accommodation, making it well suited to larger families, guests or those needing home working space. The principal first floor bedroom is a spacious and versatile room, benefitting from a window which provides a pleasant outlook across the surrounding area, with partial sea views

enjoyed in the distance. The room offers ample space for a double bed, bedroom furniture and dedicated desk space. The second bedroom is also a comfortable double room, featuring a window for natural light and a pleasant outlook.

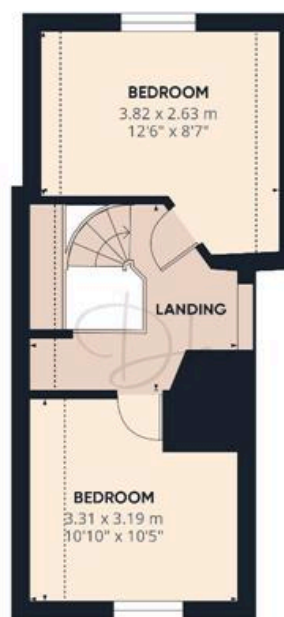
A Garden to Enjoy: The rear garden is beautifully presented and arranged to provide an attractive outdoor space for relaxing, entertaining and family use. A generous lawn forms the main section of the garden, bordered by mature planting and well-stocked raised beds, creating a private and welcoming setting. There are patio and seating areas positioned to take advantage of the sunny aspect. From parts of the garden, partial sea views can be enjoyed in the distance, adding further appeal to the space. To the rear, a substantial driveway provides additional parking and leads to a detached double garage with two up-and-over doors. The garage offers excellent storage or workshop potential, while the surrounding hardstanding provides further practical space for vehicles. At the side of the property, a secure door provides access to the under-house storage rooms, which benefit from power and lighting. This area also houses the property's gas boiler.



LOWER GROUND FLOOR Building 1



GROUND FLOOR Building 1



FIRST FLOOR Building 1



GARDEN LEVEL Building 2

Approximate total area^m

154.2 m²

1659 ft²

Reduced headroom

22 m²

236 ft²

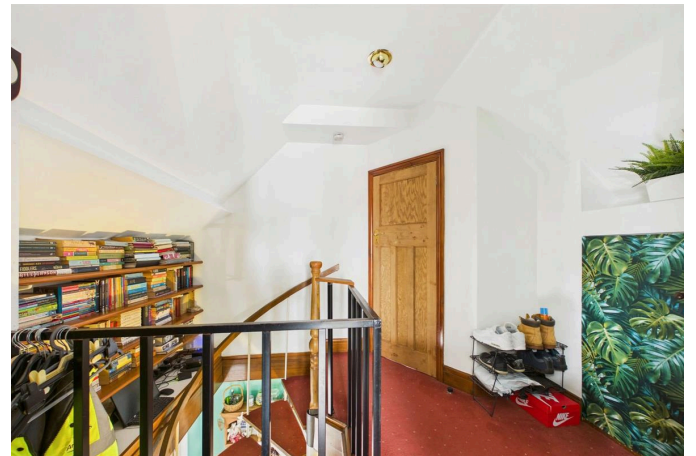
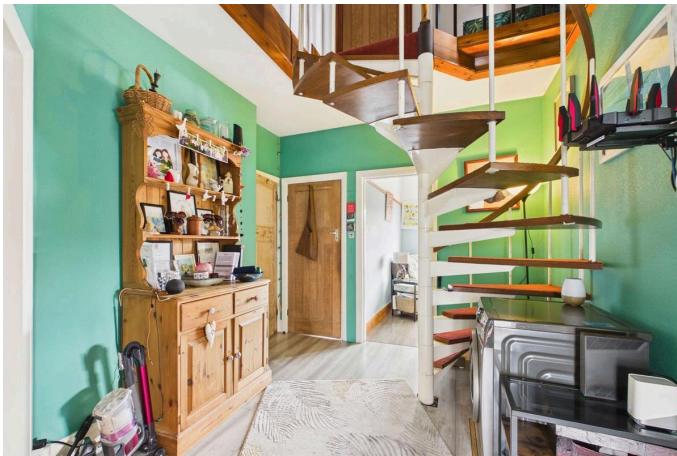
(1) Excluding balconies and terraces

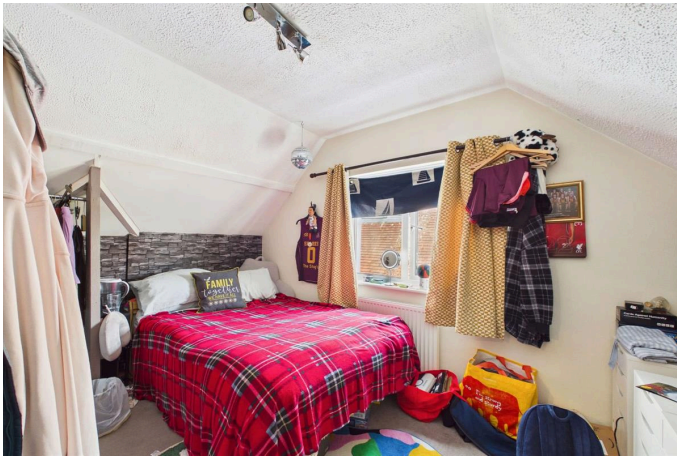
Reduced headroom

..... 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.

GIRAFFE360









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