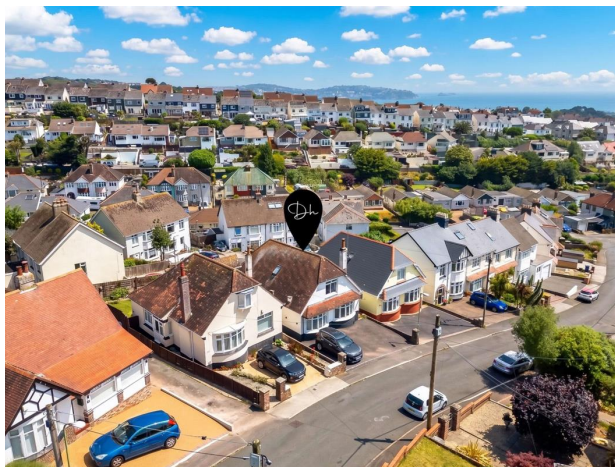




SUMMARY

Chain-Free Detached 3-Bedroom Bungalow | Immaculately Presented Throughout | Rear Garden with Sea Views | Generous Driveway Parking for 3 Vehicles | Garage with Flexible Use Potential | Contemporary Kitchen | Ground Floor Bedroom & Modern Shower Room | Two First Floor Double Bedrooms



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www.danielhobbin.uk/P-RS1019/

Address: Blatchcombe Road, Paignton, TQ3 2JP

Property type: Detached Bungalow

Tenure: Freehold

Council tax band: D

EPC: D

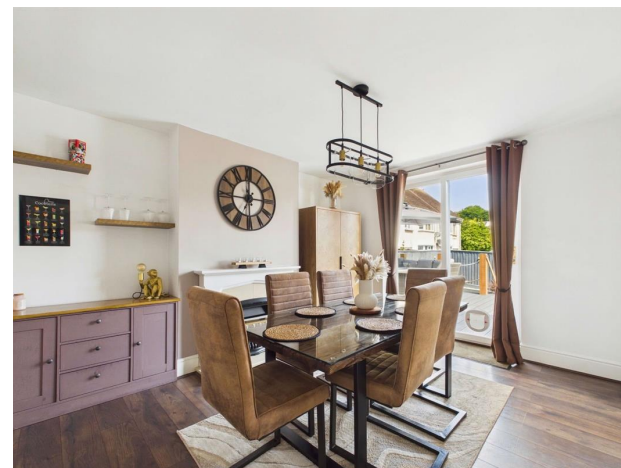
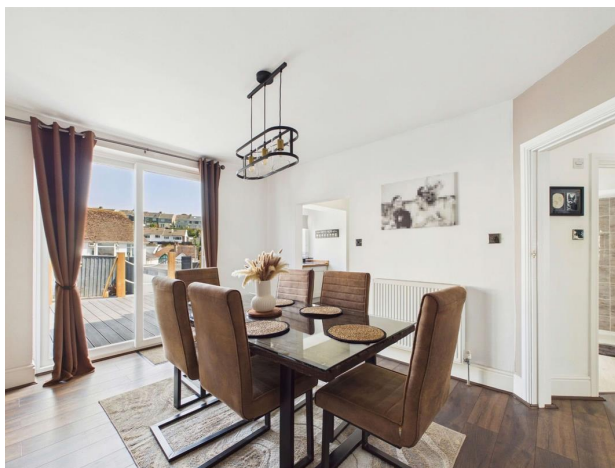
Bedrooms: 3

Bathrooms: 2

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

Offered chain free, this beautifully presented detached three bedroom bungalow enjoys immaculate accommodation throughout, together with generous parking, a garage and attractive sea views from the rear garden.

To the front, the property benefits from ample driveway parking for up to three vehicles, while a garage is positioned to the rear and accessed via Blatchcombe Drive. The rear garden has been thoughtfully maintained and provides a particularly appealing outdoor space, featuring a sun-drenched decked terrace from which pleasant sea views can be enjoyed.

Internally, the accommodation is arranged over two floors and presented in excellent condition throughout. The ground floor comprises a welcoming entrance hallway, a living room, a modern fitted kitchen with an adjoining dining room, a ground floor bedroom and a contemporary shower room. To the first floor are two further double bedrooms, along with a modern family bathroom.

The location is another notable advantage, with the property well placed for the popular Oldway Primary School. Paignton town centre is also within easy reach, offering a wide range of shops, amenities and transport links,

including bus, coach and railway stations. The Torbay Ring Road is conveniently accessible, providing routes to neighbouring towns and the surrounding area.

Council Tax Band: D (Torbay Council)

Tenure: Freehold

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 (72Mbps download, 20Mbps upload).

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

- Networks in area: Openreach, Virgin Media

The Approach: Approached from Blatchcombe Road, the property benefits from a tarmac driveway to the front, providing convenient off-road parking for up to three vehicles. A pathway continues to the side of the property, leading beneath an attractive arched entrance porch to the main entrance.

Upon entering, the reception hallway is well presented, finished with modern wood-effect flooring and neutral décor, creating a clean and welcoming first impression. The hallway includes a wall-mounted central heating radiator, wall-mounted thermostat and doors providing access to the principal ground floor rooms.

Kitchen & Dining Room: From the reception hallway, matching wood-effect flooring continues into a generous and bright dining room, offering ample space for a dining table beneath a three-light pendant fitting. A double-glazed sliding patio door provides direct access to the rear garden, creating a pleasant connection between indoor and outdoor spaces. An open doorway leads through to the contemporary kitchen. This is fitted with a range of off-white shaker-style wall and base units, complemented by solid oak work surfaces. The kitchen is well equipped with a selection of integrated appliances, including a Neff eye-level double oven, Neff inset gas hob with extractor over, integrated fridge/freezer and integrated washing machine. A stainless steel sink and drainer is positioned beneath a double-glazed window, while an additional double-glazed side window allows further natural light into the room.

Living Room: The living room is beautifully presented, offering a bright and comfortable space with a large bay window that incorporates a built-in window seat with storage beneath. Tastefully decorated in modern neutral tones, the room is further enhanced by soft grey carpeting and a contemporary LED ceiling light fitting. A decorative fireplace with an attractive surround creates a natural focal point in the room, while fitted shelving provides both practical storage and display space, completing this well-appointed reception area.

Ground Floor Bedroom & Shower Room:

The ground floor bedroom is a well-presented double room, enjoying a bright front-facing aspect through a large bay window with built-in storage beneath. Tastefully decorated, the room features a soft feature wall, grey carpeting, wall-mounted bedside lighting and built-in wardrobes, creating a comfortable and practical bedroom space. Serving the ground floor is a modern fitted shower room, comprising a fully tiled walk-in double shower with fixed glass screen, pedestal wash basin and low-level WC. The room is complemented by attractive

tilled walls, a heated towel rail, inset ceiling spotlighting and an obscure double-glazed window allowing natural light.

First Floor Bedrooms & Bathroom: Stairs rise to the first floor, where the landing is well presented and of good size, with a side-aspect double-glazed window allowing for excellent natural light. There are two well-proportioned double bedrooms, both presented in excellent decorative order and enjoying a bright, comfortable feel. Each room is finished with neutral décor, grey carpeting and front-facing windows, while attractive sloped ceiling lines add character to the accommodation. The second bedroom benefits from two useful eaves storage cupboards. The first floor bathroom is finished in a modern style, comprising a panelled bath with shower over and glass screen, pedestal wash basin and WC. The room is complemented by contemporary tiling, a heated towel rail and a Velux-style roof window, providing good natural light.

A Garden to Enjoy: The rear garden has been thoughtfully arranged to create an attractive and practical outdoor space,

enjoying a sunny aspect together with pleasant sea views. A generous composite decked terrace provides a durable and low-maintenance area for outdoor seating and entertaining, with steps leading down to a lower section of the garden. The garden is enclosed and benefits from outside electrics and an outside water tap. There are also useful low-level hatch doors providing access to under-house storage, with restricted head height, where the gas boiler is located, in addition to a separate outside store. A pathway runs along the side of the property, giving access to the garage courtesy door and continuing to Blatchcombe Drive.

Garage: The garage is a valuable addition to the property, accessible either from the rear garden via a courtesy door or from Blatchcombe Drive via an up-and-over door. It provides excellent flexibility, whether used for additional parking, general storage, utility space or housing further white goods. Subject to any necessary planning consents or permissions, the garage may also offer potential for conversion to suit a range of purposes, such as a home office, gym or hobby space.



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area^m

111.1 m²
1194 ft²

Reduced headroom

0.5 m²
5 ft²

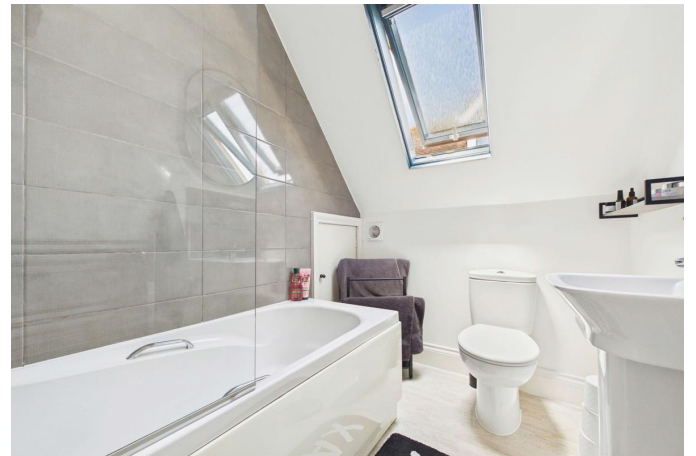
(1) Excluding balconies and terraces

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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