

## Davies Avenue, Whiterock, Paignton, TQ4 7AN



An immaculately presented **EXTENDED DETACHED BUNGALOW** situated 'on the level' having local shops, (one with sub post office) close by, along with a regular bus service to Paignton and the surrounding areas a short stroll away. Cherry Brook Square is just around the corner having Doctor and Dental surgeries as well as pharmacy and further shops including large Co-Op and newsagents.

The bungalow offers lounge with multi fuel burner, fully fitted modern kitchen which opens up to a fabulous open plan living/dining room which has been added to the rear of the bungalow. There are two double bedrooms and a bathroom/w.c. Outside provides ample car parking to the front and the side of the bungalow. The rear garden enjoys a sunny aspect and enjoys good privacy. UPVC framed double glazed windows and doors are fitted along with gas fired central heating.

### £329,950 Freehold

### ENTRANCE HALL

UPVC framed double glazed entrance door with stained glass motif. Laminate flooring. Radiator. Loft access hatch. Cloaks storage cupboard and further storage cupboard.

### LOUNGE 15' 10" x 10' 11" (4.82m x 3.32m)

Double glazed window to front and further double glazed window to side. Radiator. Oak style fire surround with inset multi fuel burner.

### KITCHEN 15' 4" max x 10' 10" (4.67m x 3.30m)

Super fitted kitchen with an excellent range of light oak effect wall and base cupboards and glass display unit, ample complimentary working surfaces. Inset one and a half bowl ceramic sink and drainer with mixer tap over. Integrated dishwasher and washing machine. Freestanding Samsung American style fridge/freezer. Built-in Bosch electric double oven/grill. Matching 5 ring halogen hob with cooker hood over. Concealed Vokera boiler. Tiled surrounds. Radiator. Double glazed window to side. Breakfast bar area. The Kitchen is open plan to the super Rear Sun Lounge/Dining Room.

### OPEN PLAN LIVING/DINING ROOM

A beautiful addition to the bungalow giving further living and dining space overlooking the rear garden.

### DINING AREA 13' 1" x 9' 7" (3.98m x 2.92m)

Radiator. Double glazed windows overlooking the rear garden, obscured double glazed windows to side. Semi-vaulted ceiling.

### LOUNGE AREA 17' 2" x 13' 6" (5.23m x 4.11m) approx.

Double glazed windows and french doors opening up to raised Balcony and the rear garden. Radiator. Two wall lights. Semi-vaulted ceiling feature.

### BEDROOM 1 14' 10" x 10' 5" (4.52m x 3.17m)

UPVC framed double glazed window to front. Radiator. Built-in double wardrobe with storage cupboard over.

### BEDROOM 2 11' 11" x 8' 5" (3.63m x 2.56m)

UPVC framed double glazed window to rear. Radiator. Built-in double wardrobe with cupboards over.

### BATHROOM/W.C.

White suite of panelled bath, central taps and shower screen to side. Triton independent electric over. Close coupled W.C. White vanity cupboard with inset washbasin. Fitted mirror over. Tiled walls. Obscure glass UPVC framed double glazed window. Heated towel rail. Shelved linen/storage cupboard.

### OUTSIDE

#### AT FRONT:

Bricked paved driveway and extra parking/turning area. Shaped lawn. The driveway runs down the side of the bungalow to gate and rear garden.

### PRE-FABRICATED GARAGE 17' 8" x 8' 7" (5.38m x 2.61m)

Up-and-over door to front. Light and power points. Pedestrian door to side.

### SUPER REAR GARDEN

The rear garden enjoys a sunny aspect and enjoys good privacy. Large paved patio terrace, perfect for sitting and relaxing or 'Al Fresco' dining. Steps down to a level lawn with raised flowerbeds stocked with specimen trees, plants and shrubs. Greenhouse. Two garden sheds. Exterior electric sockets. Water tap.

Raised decked seating area immediately off the rear living space with steps down to the patio terrace.

**AGENTS NOTE:** Solar panels are fitted to the roof on a lease agreement, you may need to check the terms and conditions with your mortgage lender.

**COUNCIL TAX BAND: C**

**ENERGY RATING BAND: B**



TOTAL FLOOR AREA : 1188 sq ft. (110.4 sq m.) approx.  
Made with Metreplan ©2020



### LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005249 Written by: R.C