

## Lidford Tor Avenue, Paignton, TQ4 7EE



Nestled on the quiet setting of Lidford Tor Avenue, this **TWO BEDROOM DETACHED BUNGALOW** is well positioned with supermarkets within walking distance and Paignton's town centre roughly a mile and a half away. Internally the property is centred around a spacious lounge / dining room with double opening French doors, as well as access to the modern fitted kitchen complete with integrated appliances and door to the back garden. There are two forward facing bedrooms, the principal room being a spacious double room. The shower room would benefit from some updating, but offers a good space. Driveway parking is to the front of the property with access to a single garage, to the rear is a fully enclosed, private garden with patio area adjacent to the property. Internal viewing is highly recommended.

**£284,000 Freehold**

## ENTRANCE HALL

Upvc front door. Radiator. Electric consumer unit cupboard. Engineered Oak flooring. Loft hatch. Boiler located in the loft.

## SHOWER ROOM

Shower cubicle. Close coupled W.C. Basin on vanity unit. Large built in cupboard. Window to side.

## BEDROOM 1 14' 7" x 11' 9" (4.44m x 3.58m)

Spacious double room. Radiator. Window to front.

## BEDROOM 2 12' 0" x 7' 10" (3.65m x 2.39m)

Window to front. Radiator.

## LOUNGE / DINING ROOM 19' 1" x 11' 9" (5.81m x 3.58m)

Spacious room with double opening French doors to back garden. Radiator.

## KITCHEN 9' 8" x 7' 10" (2.94m x 2.39m)

Sage green wall and base units with quartz effect worktops and upstands. One and a quarter bowl sink with drainer. Tiled splash backs. Four ring Bosch induction hob with cooker hood over and electric oven under. Space for washing machine and fridge freezer. Window to side and rear. Door to back garden.

## OUTSIDE

### FRONT GARDEN

Driveway parking for multiple cars. Low maintenance patio garden to front. Gates access both sides. Outside tap.

### GARAGE 15' 4" x 8' 2" (4.67m x 2.49m)

Power and lighting. Up and over door.

### BACK GARDEN

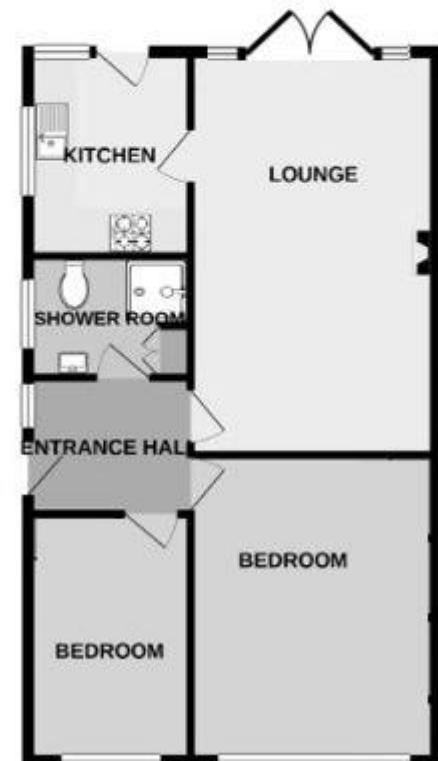
Fully enclosed garden with patio area adjacent to property and further patio area enjoying the evening sun. Central lawn. Gated access both sides.

## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: C

### AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



### 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 C0005547 Written by: Bill Bye