

## Gibson Road, Whiterock, Paignton, TQ4 7LT



A super, **EXTENDED DETACHED BUNGALOW** located in this sought after level location, just a short walk away from shopping facilities at Cherry Brook Square which include large Co-Op, Pharmacy, Newsagents, Fishmongers and doctor/dental surgeries.

The local bus service stops right outside the door for access to the local area.

The bungalow offers perfect retirement living, with part landscaped front and rear gardens, ample driveway parking along with a detached single garage.

Internally there is a good size living room, generous fitted kitchen, two bedrooms, shower room/w.c. and sun lounge to the rear overlooking the rear garden. Gas fired central heating is installed along with double glazed windows.

Internal viewing is recommended. For sale with **NO UPWARD CHAIN**.

### £325,000 Freehold

### ENTRANCE PORCH.

Double glazed entrance door and window. Courtesy light. Part glazed inner door opens to:

### LIVING ROOM. 18' 0" x 11' 9" (5.48m x 3.58m)

Full length double glazed window to front. Two radiators. Marble style fire surround with inset gas fire.

### KITCHEN. 16' 3" x 7' 11" (4.95m x 2.41m)

Good range of fitted wall and base cupboards. Wood effect working surfaces and inset stainless steel sink and drainer with mixer tap over. Spaces for white goods and plumbing for washing machine. Wall mounted 'Glo Worm' combination boiler. Double glazed window to front and further window and door to side. Radiator.

### BEDROOM 1. 14' 8" x 11' 9" (4.47m x 3.58m)

Fitted range of wardrobes to one wall. Radiator. Double glazed window to rear.

### BEDROOM 2. 12' 3" x 7' 10" (3.73m x 2.39m)

Radiator. Double glazed sliding patio door opening to:

### SUN LOUNGE. 9' 5" x 8' 5" (2.87m x 2.56m)

**approx.**

Double glazed windows and door to the rear garden. Radiator.

### SHOWER ROOM/W.C.

Comprising double size shower enclosure with independent electric 'Triton' shower. Close coupled W.C. Vanity unit with washbasin. Tiled walls and flooring. Heated towel rail. Two double glazed windows.

### OUTSIDE.

#### FRONT.

Part landscaped front garden with inset flower borders. Paths to both sides of the bungalow one having gated access to the rear. Brick paved driveway providing ample parking leads to:

#### DETACHED SINGLE GARAGE.

#### REAR GARDEN.

A super rear garden with patio seating area and step up to level lawn with surrounding flower borders, inset lilac and cherry tree. To the side of the bungalow there is a garden shed

**ENERGY RATING: D**

**COUNCIL TAX BAND: C**



#### 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.

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