



Paignton

- Semi-Detached Bungalow
- 2 Double Bedrooms
- Lounge & L Shaped Kitchen / Diner
- Modern Shower Room

- Double Glazing & Gas Central Heating
- Enclosed Rear Garden & Cellar Storage
- Established Location
- Viewing Recommended

Asking Price:

£185,000

Freehold

EPC RATING: D64

40 Elm Park, Paignton, Devon, TQ3 3QQ

A delightful mature semi-detached bungalow, which is located in an established address close to a local shop and bus service. Enjoying an open aspect from the rear the property has a lovely enclosed rear garden and a cellar area with limited head height providing storage.

Elm Park is situated off Colley End Road and is approximately ¼ mile from Paignton town centre and its amenities and a similar distance to the sea front and long sandy beach.

Accommodation

The accommodation has been subject to considerable improvement over recent years with many walls and ceilings having been replastered and is presented in neutral tones. The front door opens into a hallway with doors to all rooms. A lounge with decorative fireplace and bay window overlooks the front and a light and airy L shaped kitchen / diner which is fitted with a selection of modern cabinets, two windows and a door overlooks the rear. There are two good sized double bedrooms and a modern shower room / w.c.

Ground Floor

Entrance Hallway

- Lounge 13' 9" (4.2m) max into bay x 11' 6" (3.51m)
- Kitchen / Diner 17' 5" (5.3m) max narrowing to 13' 0" (3.95m) x 12' 0" (3.66m) plus 3' 0" (0.92m)
- Bedroom 1 10' 6" (3.19m) x 9' 0" (2.74m)
- Bedroom 2 12' 4" (3.77m) x 8' 11" (2.71m)
- Shower Room

Outside

Cellar area, accessed from the rear of the property, with limited head height.

The enclosed rear garden is mainly laid to lawn framed by mature shrub / flower borders.

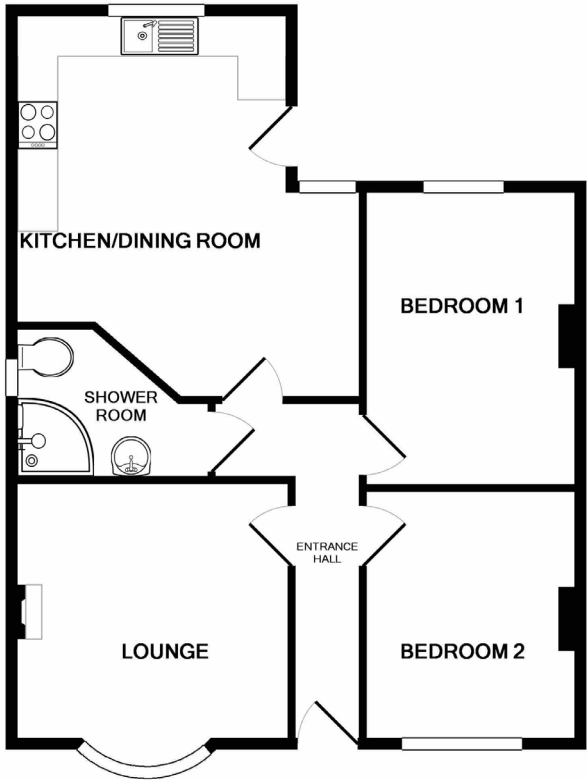
Agents Notes

Council Tax Band: Currently Band C

Directions

From the A380 Marldon Road roundabout take the A380 Kings Ash Road. Take the 7th turning on the left into Colley End Road. Take the second turning on the right into Elm Park.

Floor Plans - For Illustrative Purposes Only



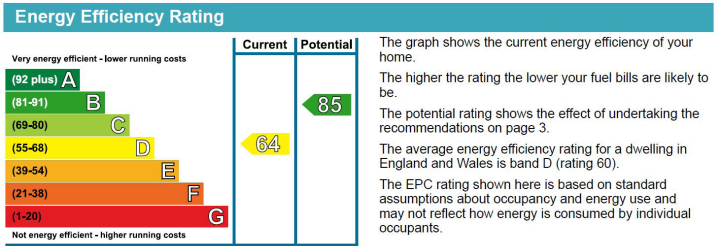
TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Full report available on request



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