



**£215,000**

**40 Brixham Road  
Paignton, Devon, TQ4 7HQ**

- SEMI DETACHED BUNGALOW
- REFURBISHED THROUGHOUT
- EXTENDED ACCOMMODATION

- 3 GOOD BEDROOMS
- LUXURY KITCHEN AND BATHROOM
- GARDENS, PARKING AND WORKSHOP

**Telephone: 01803 403060**

**40 Brixham Road  
Paignton  
Devon  
TQ4 7HQ**

This excellently presented 3 bedroom semi detached bungalow has been the subject of a comprehensive programme of modernisation and upgrading. The accommodation has also been stylishly and skilfully extended at the rear. Additionally there is very useful loft room and, at the foot of the garden, a substantial cabin/studio/workshop building.

The White House  
42/44 The Terrace  
Torquay  
Devon  
TQ1 1DE  
T: 01803 403060  
E: enquiries@waycotts.co.uk  
www.waycotts.co.uk

out to and enjoying a view over the rear garden.

**BEDROOM 1** 12' 10" x 10' 0" (3.93m x 3.05m) Max. Radiator, stripped pine floor boards and window to the front.

**BEDROOM 2** 12' 11" x 10' 3" (3.96m x 3.13m) Also with radiator, window at the front and stripped pine floor boards.

**BEDROOM 3** 11' 10" x 10' 0" (3.62m x 3.05m) Max. Stairs to the loft room with storage cupboard beneath. Stripped pine floor boards, radiator and door to the decked area outside.

**LOFT ROOM** 15' 0" x 11' 4" (4.59m x 3.46m) Maximum floor space. This really useful room has been used for further bedroom space and is currently set up as an office/snug. Undereaves storage on both sides. Velux window providing good natural light.

**OUTSIDE** At the front of the property is a large forecourt providing:-

**PARKING** for several vehicles. Cold water tap and bin store. A pathway at one side leads to the rear.

**REAR GARDEN** An attractively landscaped space with a wrap-around decked area, where there is a Mediterranean style pizza oven and grill. Artificial turf has been laid for ease of maintenance and to keep a consistent green aspect. Beyond this is the:-

**ENTRANCE PORCH** Slate floor and door to:-

**ENTRANCE HALL** Stylish radiator and stripped pine floor boards. Panelled doors lead off to the bedrooms and the bathroom. Part glazed door to:-

**KITCHEN/DINING ROOM** 13' 9" x 10' 9" (4.20m x 3.30m) Max. Refitted with a contemporary range of units. 4 Ring electric ceramic hob with filter/extractor hood above. Higher level fan assisted oven/grill, integral fridge/freezer and dishwasher. Built in drinks fridge. Contemporary radiator. Window to one side and opening to:-

**LIVING ROOM** 13' 6" x 10' 10" (4.13m x 3.32m) Overall. A superb room with vaulted ceiling, stripped pine floor boards and a substantial oak fire surround with gas woodburner style fire on a slate display hearth. Storage cupboard housing the boiler. Contemporary radiator, door to the side and patio doors leading

**CABIN/STUDIO/WORK SHOP** 20' 11" x 9' 5" (6.38m x 2.89m) Presently used as a gymnasium with electricity laid on. Plumbing for a washing machine and space for a tumble dryer. uPVC double glazed window and door. There is also a CLOAKROOM/W.C. within the building.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.