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Energy Efficiency Rating	
Current	Potential
85	85

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- Renovated Detached Bungalow
 - 2 Double Bedrooms
 - Lounge
 - Kitchen/Dining Room
 - Gas Central Heating
 - Double Glazing
 - Sunny Gardens
 - Parking & Workshop
 - Potential for Roof Rooms
 - Viewing Recommended

87 Clifton Road
 Paignton, Devon, TQ3 3LD
 £235,000 OIEO







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Recently renovated from top to bottom this Detached Bungalow is ideally situated for access both into and out of the Town Centre. Accommodation includes a cosy Lounge, spacious Fitted Kitchen/Dining room, two double Bedrooms, Large Bathroom and Hallway. Other benefits include recently fitted Gas Central Heating and UPVC Double Glazing. Outside there are Gardens, Parking and a small Garage/Workshop to the front. To the rear there are well maintained southerly facing rear Gardens laid to lawns with shrubberies and offering a fair degree of privacy. Potential to extend into the large loft space subject to the usual permissions. Well worthy of an early internal Viewing.

Property Description

ACCOMODATION

Recessed Entrance stoop. Arched obscure UPVC double glazed door leads to :-

HALLWAY

18' 2" x 6' 1" (5.55m x 1.86m)
Smoke alarm. Central heating radiator with thermostatic control. Built in cupboard with shelving and useful hanging rail. Panelled doors to :-

LIVING ROOM

11' 11" x 10' 5" (3.64m x 3.20m)
UPVC double glazed window to the front of the property. Focal point mock fireplace with hearth and ornate surround. Central heating radiator with thermostatic control.

BEDROOM

11' 10" x 10' 5" (3.62m x 3.18m)
UPVC double glazed window to the front of the property. Central heating radiator with thermostatic control.

BEDROOM

11' 5" x 10' 1" (3.48m x 3.08m)
UPVC double glazed window to the rear of the property overlooking the gardens. Central heating radiator with thermostatic control.

BATHROOM

7' 11" x 7' 10" (2.42m x 2.40m)
Two obscure UPVC double glazed windows to the side of the property. Quality white suite comprising pedestal wash hand basin, low level WC and bath with shower mixer tap, attachment and shower screen. Part tiled walls. Wainscoting to half wall height. Built in linen closet with useful shelving. Chromed towel radiator. Extractor fan. Access to the large loft space which offers tremendous scope for another room plus an en-suite subject to the usual permissions.

KITCHEN/ DINING ROOM

15' 5" x 10' 6" (4.70m x 3.22m)
UPVC double glazed windows overlooking the rear gardens and to the side of the property. Downlighters. Extensive range of contemporary wall and floor mounted units with beech block effect rolled edge worksurfaces. Integrated stainless steel oven and hob with cooker hood over. Single drainer sink with mixer tap over. Space for dishwasher. Central heating radiator with thermostatic control. Concealed utility area with space and plumbing for washing machine and fridge/freezer and having UPVC double glazed window to the rear. Smoke alarm. UPVC double glazed door to the rear garden.

WORKSHOP

16' 9" x 6' 11" (5.11m x 2.12m)
Wooden double doors. Shelving. Power and light. Gas Meter, Electricity Meter and circuit breaker box. Personal door and window to the rear gardens.

OUTSIDE

To the front there is a level Garden laid to established shrubbery enclosed by a mixture of rendered and brick walling plus timber picket fence. Off road Parking for at least 2 cars. Coachlamp. Pathway leads around the side to secure gated access to the rear gardens. To the rear there is a secluded, sunny south facing garden. Concreted sun patios and a few steps up to well kept lawned gardens on two levels with inset shrubberies and planters. A variety of established trees shrubs and bushes. The rear garden is enclosed by timber fencing. Access around to the Workshop.