



## Oyster Bend | Paignton | TQ4 6NL

A four bedroom link-detached bungalow located in the extremely desirable road Oyster bend in Goodrington, Paignton. The home comprises of a welcoming entrance hallway, a large living room through to dining room, kitchen, a utility/store room, four sizeable bedrooms, a shower room, off road parking, garage and sunny rear gardens. The bungalow is perfectly positioned within close proximity to Goodrington sands beach and the costal path for scenic walks, Goodrington shops, bus links, eating establishments and more. The property whilst requiring modernisation is perfect for someone looking to put their stamp on a great home with bundles of potential. The bungalow is being offered with no onward chain!

Asking Price Of £450,000

- NO CHAIN!
- FOUR BEDROOM BUNGALOW
- LARGE ACCOMMODATION
- EXCEPTIONALLY DESIRABLE LOCATION
- LEVEL SOUTH FACING GARDENS
- OFF ROAD PARKING AND GARAGE
- SEA VIEWS

**ENTRANCE PORCH** A uPVC double glazed front door opening into a welcoming inner porch way with overhead lighting and a secondary door opening into:-

**ENTRANCE HALLWAY** A wide and welcoming entrance hallway with doors leading to the adjoining rooms, overhead lighting, two useful storage cupboards, loft hatch and a gas central heated radiator.

**LIVING ROOM** - 3.99m x 5.76m (13'1" x 18'10") An incredibly large and light filled living room to the front aspect of the bungalow with space for an abundance of furniture. Wonderful sea views across to Berry Head, Brixham. Space for an abundance of furniture, a feature gas fireplace, TV and Internet points, uPVC double glazed sliding patio doors leading out to the front gardens, a gas central heated radiator and an archway opening into:-

**DINING ROOM** - 3.4m x 2.7m (11'1" x 8'10") A wonderfully spacious family dining room again to the front aspect of the bungalow with spectacular sea views across to Berry Head, Brixham. Space for a six seater dining table, a feature gas fireplace (Currently not in use) overhead lighting, double aspect uPVC double glazed windows and a gas central heated radiator. Door leading into:-

**KITCHEN** - 3.39m x 2.88m (11'1" x 9'5") A sizable fitted kitchen boasting a range of overhead, base and drawer wooden style units with roll edged work surfaces above. One bowl sink and drainer unit, a range of integrated appliances such as an electric single oven with grill integrated, an electric four ring hob with extractor hood above as well as an integrated dishwasher and fridge. Tiled walls, uPVC double glazed windows, a uPVC double glazed door leading out into the utility/store room and a gas central heated radiator.

**Address 'Oyster Bend, Paignton, TQ4 6NL'**

**Tenure 'Freehold'**

**Council Tax Band 'D'**

**EPC Rating '48 | E'**

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



**UTILITY/STORE ROOM** - 2.5m x 4.8m (8'2" x 15'8") A great sized utility/storeroom with space and plumbing for a washing machine, tumble dryer and fridge freezer. Doors leading to both the front and rear of the property, wall mounted lighting and electrical points.

**BEDROOM ONE** - 3.16m x 4.33m (10'4" x 14'2") An incredibly large master bedroom overlooking the picturesque and sunny gardens. Space for ample furniture, a feature fireplace, uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** - 2.53m x 4.35m (8'3" x 14'3") A further generously sized double bedroom again with uPVC double glazed sliding patio doors leading out to the sunny rear gardens, a feature fireplace and a gas central heated radiator.

**BEDROOM THREE** - 2.41m x 3.82m (7'10" x 12'6") A spacious double bedroom with an outlook onto the well maintained gardens, a fitted wardrobe, uPVC double glazed window and a gas central heated radiator.

**BEDROOM FOUR** - 2.72m x 2.23m (8'11" x 7'3") A uPVC double glaze window and a central heated radiator. Wall mounted boiler and a built in wardrobe.

**SHOWER ROOM** A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Tiled and PVC panelled walls, two uPVC obscure double glazed windows and a gas central heated radiator.

**OUTSIDE** A wonderfully large and level rear south facing garden that boasts a seating area perfect for outdoor dining and entertaining, a large lawned area and a variety of mature shrubs and plants.

**PARKING** Off road parking leading up to the garage with a lawned section to the side that could allow for additional parking.

**GARAGE** - 4.95m x 2.54m (16'2" x 8'4")

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.