



## Mena Park Close | Paignton | TQ4 7TA

A three bedroom detached bungalow located within a quiet cul-de-sac in the desirable location of Roselands, Paignton. The property comprises of an entrance porch that opens into a welcoming hallway, a large living room, a sizeable kitchen, a spacious conservatory, three bedrooms, a shower room, off road parking leading up to the garage and enclosed rear gardens. The bungalow is conveniently located within easy reach of Roselands and Whiterock primary, Paignton academy, south Devon college, an array of supermarkets, eating establishments, bus links, link roads to Brixham, the ring road, Totnes etc, plus much more.

Asking Price Of £315,000

- DETACHED BUNGALOW
- QUIET CUL-DE-SAC
- OFF ROAD PARKING
- GARAGE
- LEVEL REAR GARDENS
- SOUGHT AFTER ROSELANDS LOCATION

**ENTRANCE PORCH** A uPVC double glazed front door opening into the inner porch with uPVC double glazed windows to the side and a secondary door opening into:-

**RECEPTION HALLWAY** A welcoming inner hallway with doors leading to the adjoining rooms, overhead lighting, smoke alarm, loft hatch, a deep airing cupboard housing the hot water cylinder with fitted shelving and a gas central heated radiator.

**LIVING ROOM** - 5.48m x 3.27m (17'11" x 10'8") A wonderfully large living room overlooking the rear gardens with space for an abundance of furniture. Tv and internet points, overhead lighting, a gas central heated radiator and double doors opening into:-

**CONSERVATORY** - 6.92m x 1.72m (22'8" x 5'7") A great sized conservatory that makes an ideal further sitting room overlooking the gardens. Polycarbonate roof with strip lights and windows to rear and sides, uPVC double glazed sliding patio doors and single door leading out to the rear gardens and a gas central heated radiator.

**KITCHEN** - 3.26m x 2.69m (10'8" x 8'9") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit, a gas cooker with grill integrated and a four ring gas hob above. Space and plumbing for a washing machine, dryer and fridge freezer, overhead lighting and an archway leading into the conservatory.



**BEDROOM ONE** - 3.7m x 3.02m (12'1" x 9'10") A spacious master bedroom to the rear aspect of the property with space for ample furniture. uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** - 3.82m x 2.81m (12'6" x 9'2") A further generously sized double bedroom overlooking the front gardens. uPVC double glazed windows and a gas central heated radiator.

**BEDROOM THREE** - 3.01m x 2.36m (9'10" x 7'8") A large single bedroom again overlooking the manicured front gardens. uPVC double glazed window and a gas central heated radiator.

**SHOWER ROOM/WC** -A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in triple shower unit. Complimentary tiled walls, a uPVC obscure double glazed window and a heated towel rail.

## OUTSIDE

**FRONT** To the front of the property is a driveway providing off-road parking for two vehicles leading to the attached garage. To the side of the driveway is a level lawned garden which could be utilised as additional parking if required, and a concrete pathway leads to the front door.

**REAR** To the rear of the property and accessed from the conservatory is a good-sized near level garden with a large lawn area enclosed by raised border and timber fence with paved pathway leading to the side. There is access to the utility room with a washing machine and tumble dryer. Outside tap and outside lighting. To the side of the property, a brick arch with iron gate leads to a further area of garden which is lawned and enclosed by timber fence offering vegetable plots and a further patio area perfect for outdoor dining and entertaining, a timber shed and gated access to the front of the property.

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.

Address 'Mena Park Close, Paignton,  
TQ4 7TA'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '69 | C'

## Contact Details

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