



Ridge Orchard, Totnes Road, Collaton St Mary TQ4 7PW

Asking Price Of £350,000

An incredibly spacious three bedroom bungalow situated in the extremely desirable location of Collaton St. Mary, Paignton. The property comprises of a welcoming entrance hallway, a spacious living room/diner, a kitchen that leads through to the utility, three double bedrooms with the master being en-suite, a further shower room, picturesque rear gardens and a vast amount of off road parking. The bungalow is situated in an ideal spot and is within easy reach of schools, supermarkets, eating establishments, bus links, access too Paignton town and Totnes plus much more.

- SOUGHT AFTER COLLATON ST MARY AREA
- AMPLE OFF ROAD PARKING
- THREE DOUBLE BEDROOMS
- MASTER ENSUIRE
- BEAUTIFULLY KEPT REAR GARDENS

### Entrance

A upvc double glazed front door opening into a welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the master suite, overhead lighting and a gas central heated radiator.

### Living room/Diner - 6.82m x 3.95

An exceptionally spacious living room/diner that boasts space for ample furniture. Tv and internet points, coving, upvc double glazed sliding patio doors overlooking and leading out to the picturesque gardens and two gas central heated radiators.

### Kitchen - 3.38m x 2.11m

A range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, a double gas oven with grill integrated and a four ring gas hob with extractor hood above. Tile backslash, upvc double glazed windows and a door leading into

### Utility room - 2.90m x 2.43m

A sizeable utility off of the kitchen extending the storage space. A range of overhead, base and drawer units with roll edged work surfaces above and a 1 bowl stainless steel sink and drainer unit. Space and plumbing for a washing machine, dishwasher, dryer and fridge freezer, upvc double glazed window and a upvc double glazed floor leading out to the rear gardens.

### Bedroom two - 4.08m x 3.65m

An exceptionally sized double bedroom to the front aspect of the property offering a vast amount of space. A pedestal wash hand basin, coving, a upvc double glazed window and a gas central heated radiator.



### Bedroom three - 3.24m x 2.87m

A further very generously sized third double bedroom again to the front aspect of the bungalow. A upvc double glazed window and a gas central heated radiator.

### Shower room

A three piece suite boasting a low level flush WC, a wall mounted wash hand basin and a shower unit. Tiled walls, a upvc obscure double glazed window and a gas central heated radiator.

### First floor

### Bedroom one - 4.38m x 3.63m

A spectacularly large master bedroom with space for an abundance of furniture. Upvc double glazed windows overlooking the beautifully kept gardens as well as a gas central heated radiator and a door leading into

### En-suite

A four piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below, a panelled jacuzzi bath unit and a shower cubicle. Tiled walls, an extractor fan, velux window and a gas central heated radiator.

### Outside

A truly beautiful and tranquil rear garden that has been thoughtfully landscaped by the current owners. The gardens boast a sizeable patio area perfect for outdoor dining and entertaining with the rest of the gardens being predominantly laid to lawn with a wide variety of mature shrubs and plants for an array of colour. Block built shed, green house and water tap.

Off road parking for several vehicles on a concrete laid driveway.

Address 4 Ridge Orchard, Totnes Rd,  
Collaton St Mary TQ4 7PW

Tenure Freehold

Council Tax Band C

EPC Rating C

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

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

info@taylorsestates.co.uk  
01803 663561

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.