



Connells

St. Marys Park
Paignton



Property Description

****Guide Price £230,000 - £240,000****
Positioned on the edge of the ever-popular village community of Collaton St Mary, this delightful semi-detached bungalow enjoys a highly convenient yet peaceful setting, offering the perfect balance between countryside surroundings and excellent local amenities. Ideally located for easy access to Paignton town centre, the A380 linking Torbay with Exeter, and the picturesque market town of Totnes, the property is perfectly suited for a variety of purchasers including first-time buyers, downsizers, professionals and those seeking a comfortable home close to both town and country.

The property is also particularly well placed for families, being within easy reach of well-regarded primary and secondary schools, while a range of supermarkets, shops and everyday facilities are conveniently close at hand. Whether commuting, shopping or enjoying the beautiful South Devon coastline and countryside, the location offers exceptional convenience. The accommodation is surprisingly versatile and arranged over two floors, providing a comfortable and practical layout that will appeal to a wide range of buyers.

On Approach

Driveway parking. With matures shrub and plant borders giving a sense of privacy.

On Entrance

Upon entering the property, the sense of care and attention becomes immediately apparent. The living accommodation centres around a cosy and inviting lounge, providing an ideal space for relaxation and entertaining alike. The room offers a comfortable environment in which to unwind after a busy day and enjoys an abundance of natural light, enhancing the welcoming atmosphere throughout.

Ground Floor Bedroom

Also situated on the ground floor is a generous double bedroom, providing an excellent principal bedroom or guest accommodation. The room offers ample space for freestanding furniture and benefits from the peaceful surroundings of this attractive residential location

Shower Room

Adjacent to the bedroom is a well-appointed shower room/WC, fitted with modern sanitary ware and designed with practicality and comfort in mind.

Kitchen

The heart of the home is undoubtedly the attractive shaker-style fitted kitchen. Beautifully presented and thoughtfully designed, the kitchen features a range of wall and base units providing excellent storage and workspace. Integrated appliances include an oven, hob and wine chiller, creating a functional and stylish environment for everyday cooking and entertaining. One of the standout features of the kitchen is its delightful open rural outlook, allowing owners to enjoy ever-changing countryside views while preparing meals. A door from the kitchen leads directly onto an elevated decking area, creating a seamless connection between the indoor and outdoor living spaces and providing the perfect spot for morning coffee or evening drinks while taking in the pleasant surroundings.

Loft Room/Bedroom

A staircase rises from the kitchen to the first floor accommodation where a useful loft room/bedroom can be found. This versatile space offers a variety of potential uses depending on individual requirements, whether as an occasional bedroom, hobby room, home office or additional storage area. The flexibility of this room further enhances the appeal of the property and provides valuable extra accommodation that is rarely found in homes of this style.

Outside

Externally, the property continues to impress. To the front, a small garden area creates an attractive approach to the home, while a pull-in driveway provides convenient off-road parking for one vehicle. The ease of parking is an added advantage in this desirable location.

The rear garden is a particular feature of the property and offers a wonderful degree of privacy. Backing directly onto open fields, it enjoys a pleasant and peaceful outlook that is increasingly difficult to find. The garden has been designed for low maintenance and maximum enjoyment, featuring a patio area ideal for outdoor dining, entertaining or simply relaxing in the sunshine. Carefully planted borders containing a selection of shrubs and plants add colour and interest throughout the seasons.

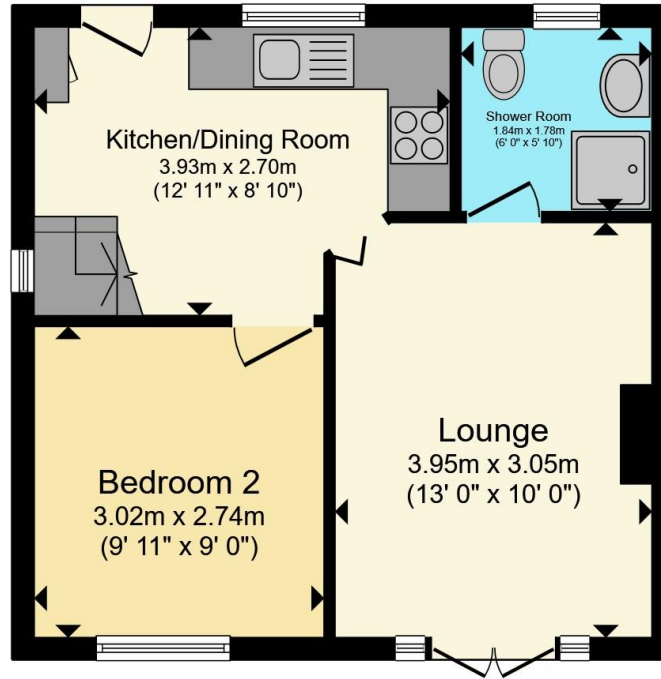
Towards the bottom of the garden is a further decking area, perfectly positioned to take advantage of the countryside backdrop and create an additional seating area from which to enjoy the tranquil surroundings. For those who enjoy walking or have dogs, the garden offers an exceptional benefit with a pathway and gate providing direct access to the field beyond, making countryside walks immediately accessible from the property itself.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

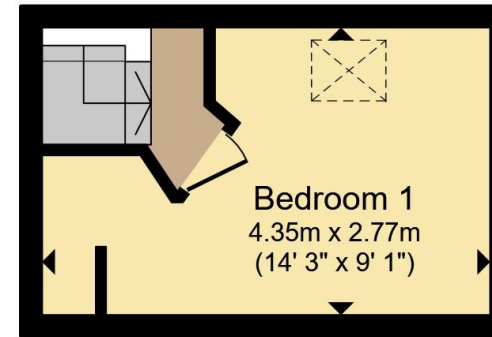








Ground Floor



First Floor

Total floor area 46.9 m² (504 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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51 Hyde Road
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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