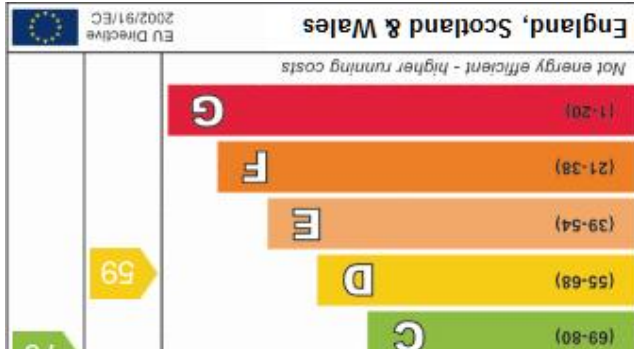




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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**99 CLIFTON ROAD**  
**PAIGNTON, TQ3 3LB**

**£269,950**  
**FREEHOLD**

A Spacious Detached Bungalow situated within proximity of the town centre of Paignton offering good sized rooms throughout and a 39' tandem garage. Accommodation briefly comprises; Entrance Hall, 3 Bedrooms, Living Room, Kitchen / Dining Room and Bathroom. Outside there are lawned gardens to the



## 99 CLIFTON ROAD

Detached Bungalow | 3 Bedrooms |  
Kitchen / Dining Room | 39' Tandem  
Garage | Proximity of Town Centre |  
Gas Central Heating | | |



### ACCOMMODATION

UPVC double glazed door with similar windows to the side into

### HALLWAY

Stripped wooden floorboards. Radiator.

### LIVING ROOM

14' 1 max" x 14' 0" (4.29m x 4.27m) UPVC double glazed bay window to the front. Two radiators. Stripped wooden floorboards. Open fire with limestone hearth and surround. TV point.

### KITCHEN / DINING ROOM

17' 8" x 11' 10" (5.38m x 3.61m) Extended with the kitchen flowing into a conservatory style area with double glazed roof and windows to the sides and rear with door out to the garden. A range of wall and base units with roll edge worktops and tiled surrounds. Integral fridge/freezer. Five burner gas hob with hood over. Oven and grill. Space and plumbing for washing machine and space for tumble dryer. Stainless steel sink/drainer. Part tiled floor, part stripped floorboards. Central heating combi boiler. Linen cupboard.

### BEDROOM ONE

12' 11" x 12' 7 max" (3.94m x 3.84m) UPVC double glazed bay window to the front. Stripped wooden floorboards. Radiator.

### BEDROOM TWO

11' 0" x 8' 10" (3.35m x 2.69m) UPVC double glazed window to the rear. Radiator. Painted wooden floorboards. Loft hatch.

### BEDROOM THREE

11' 11" x 7' 11" (3.63m x 2.41m) Used as a bedroom. Velux window. Radiator. Downlights. Stripped wooden floorboards.

### BATHROOM

9' 2" x 5' 6" (2.79m x 1.68m) White suite. Low level WC. Wash hand basin with vanity cupboard below. Panelled bath with mixer tap and shower attachment. Part tiled walls. Tile effect flooring. Two UPVC double glazed windows. Chrome towel radiator.

### OUTSIDE

The property is accessed by a path which leads across the front of the property to the front door and to gated access to the side. The front garden is lawned with mature hedging offering a degree of privacy.

The rear garden comprises an enclosed courtyard and steps leading to a good sized lawned garden with patio areas.

### TANDEM GARAGE

39' 2" x 9' 0 max" (11.94m x 2.74m) Electric roller door. Power and light. Personal door.

### FURTHER INFORMATION

Council tax band D. Water meter.

## 99 CLIFTON ROAD



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