



## Bungalow 2 Collaton Farm, Brecon Close, Paignton, TQ4 7GF

A well presented two bedroom bungalow with a private garden and parking, located a short distance from the Torbay coastline.

Unfurnished. Pets by negotiation. Deposit: £1,009.00. Council Tax Band: C. EPC Band: C. Tenant fees apply.

Totnes: 4.5 Miles | Torquay: 5 Miles | Dartmouth: 8 Miles | Brixham: 5 Miles

- 2 Bedroom Bungalow
- A Short Distance From The Torbay Coastline
- Idyllic Countryside Views
- Private Garden & Parking
- 12 Months Plus
- Council Tax Band: C
- Deposit: £1,009.00
- Pets by Negotiation
- Tenant Fees Apply

**£875 Per Calendar Month**

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

The well presented bungalow is situated in Collaton. The surrounding area is well regarded and benefits from an excellent selection of shops and amenities, plus a very good range of state and private schools including Torquay and Churston Ferrers Grammar Schools. Road links are good, with Exeter and the M5 only 30 minutes away thanks to the new South Devon Link Road. Paignton Station provides rail links to Paddington, London via Newton Abbot.

Located between Totnes and Paignton sea front, this property is within walking distance from the coast. There is also the Dartmouth steam railway which puffs past with all the nostalgia of a bygone era. Churston golf course is nearby, and there are lovely walks to include the National Coastal Path towards Brixham which provides access to miles of glorious and breathtaking coastal walks, as well as nearby Broadsands Beach.

## ACCOMMODATION

A small path leads to a private garden and the entrance to the property, with the front door leading to:-

### ENTRANCE HALLWAY

Entrance hallway with wood effect laminate flooring and a storage cupboard. Doors leading to:-

### LIVING ROOM

With carpeted flooring, a radiator, window to the side and patio doors opening onto a raised decked area.

### KITCHEN

Fitted kitchen with an oven and 4 point gas hob. Selection of wall and floor cupboards with a sink, integrated fridge/freezer, space and plumbing for a washing machine, window to the front and a radiator.

### BEDROOM 1

Double bedroom with built-in wardrobes, carpeted flooring, window to the rear and a radiator.

### BATHROOM

A fitted suite with a shower over the bath, wash hand basin, W.C, heated towel rail and a window to the side.

### BEDROOM 2

Double bedroom with built-in wardrobes, carpeted flooring, window to the rear and a radiator.

### OUTSIDE

To the front of the property there is a gravelled seating area.

Accessed from the living room, the raised decked area overlooks a lawned rear garden and enjoys idyllic views across the garden and surrounding countryside.

### DIRECTIONS

From Totnes proceed on the A385 towards Paignton. On the Totnes Road turn right just after the Cattleman & Parkers Arms, onto Stoke Road and then turn left into the St Marys Mead development, through some narrow bollards. Turn left on to Brecon Close and then follow it around to the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
01803 866130  
rentals.southdevon@stags.co.uk



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