



GREENOVER ROAD, DEVON, TQ5 9NA
£475,000

A SUPERB TRADITIONAL 4 BEDROOM DORMER
BUNGALOW BROUGHT UP TO DATE INTERNALLY AND
SITTING IN AN ENVIABLE PLOT.

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DESCRIPTION:

DETACHED DORMER BUNGALOW. HOST OF TRADITIONAL FEATURES MODERN KITCHEN DINER. 4 BEDROOMS WITH 1 EN-SUITE. LARGE LEVEL PLOT. ESTABLISHED GARDENS. WIDE SINGLE GARAGE AND PARKING.

ACCOMMODATION

THE ESSENTIALS. Glazing. All the major windows in the house are double glazed other than the Velux style window on the landing.

Heating. The house has gas fired central heating with radiators located in all the major rooms and in the hall. The bathroom has a heated towel rail. The sitting room is home to an open fireplace.

A WALK AROUND THE HOUSE: (All measurements are approximate)

ENTRANCE HALL - wide welcoming hallway, accessing all the rooms and with the original turning stairs rising at the far end.

SITTING ROOM - 11'11" x 11'5" (3.63m x 3.48m) /4.16m into bay. The picture rail and coving are complemented by an original decorative ceiling rose. The bay window faces to the front. The longest wall is home to the open fireplace with its granite hearth and surround with a wooden mantle. Wall light either side.

KITCHEN - 6.4 x 3.6max/3.23m min. The kitchen layout with its peninsula divides into kitchen and dining areas. The kitchen units, wall and floor mounted were fitted in 2021 and have complementary tiled splash-backs. Features include:

An inset 1 ½ bowl sink unit.

A wide recess for a range style cooker.

Integrated fridge freezer.

Integrated dishwasher. - The dining area has access to the garden via French doors. These have windows to either side and skylights above to flood the area with light. A separate cupboard houses the plumbing for the washing machine.

BEDROOM 1 - 11'11" x 11'11" (3.63m x 3.63m) inc chimney breast. This room faces the front. It, along with bedrooms 2 and 3, has ceiling coving and a picture rail. All 3 downstairs bedrooms have stripped wooden flooring.

BEDROOM 2 - 11'10" x 10'15" facing the side of the property.

BEDROOM 3 - 8'10" x 8'5" (2.7m x 2.57m) facing the rear.

BATHROOM - located at the rear, fully tiled walls and a limestone effect floor. The white suite consist of a WC, wash basin and a large corner bath with a Triton shower fitted above with a curved shower screen. Extractor fan and a heated towel rail.

FIRST FLOOR

LANDING - 15'1" x 6'7" (4.6m x 2m) though there is restricted head height in part. A door leads to a storage cupboard housing the gas central heating boiler.

BEDROOM 4 / THE MASTER SUIT - 4.76max X 3.69m + 1.62 X 1.48m. An unusual and attractive room thanks to its projecting front window. One wall is devoted to fitted wardrobes. There are 2 doors accessing the loft spaces to the front and side.

EN-SUITE SHOWER - ROOM Fitted with a white WC, wash basin, bidet and a tiled shower.

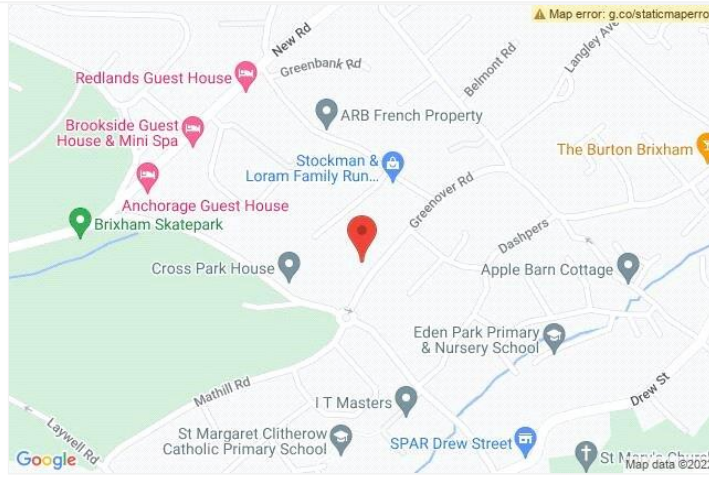
GARDEN - The gardens are a notable feature of this home. They are a good size, surrounded largely by mature hedging (mostly Beech) and quite level. Having bungalows for neighbours means that they are not overlooked.

There is a decked area for outside dining accessed from the dining area. The remainder of the garden is largely laid to lawn with some mature borders and a small pond. There are 2 mature trees and a vine is growing over the pergola.

To the front of the house the L shaped driveway allows for car parking, turning and access to the garage.

GARAGE - A traditional garage with a pitched roof for extra storage. Double opening front doors, side door, rear window, light and power points.





35 Greenover Road

Approximate Gross Internal Area
1389 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	79
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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