

Clifton Grove | Paignton | TQ3 3LH

Offers Over £230,000

A three bedroom home located within a quiet cul-de-sac in Paignton. The property boasts ample space with a welcoming entrance hallway, a spacious living room/Diner, a modern kitchen, three bedrooms and a beautiful family bathroom as well as outside space to the front and rear. The property is situated within a short walk of Paignton town, an array of shops, schools and much more.

- THREE BEDROOMS
- RECENTLY REDECORATED THROUGH OUT
- CLOSE TO PAIGNTON TOWN CENTRE
- OUTSIDE SPACE
- PARKING TO THE REAR

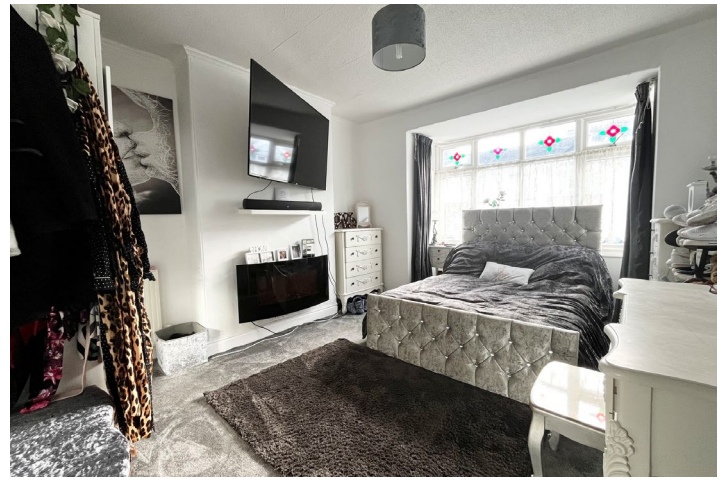


**ENTRANCE HALLWAY** A wooden glazed front door opening into a bright and welcoming hallway with doors leading to adjoining rooms, stairs rising to the first floor, gas central heated radiator and internet point.

**LIVING ROOM** - 3.96m x 3.53m (13'0" x 11'7") A light filled and spacious living room with space for an abundance of furniture. Tv point, uPVC double glazed bay window and a gas central heated radiator. Archway leading into:-

**DINING ROOM** - 3.81m x 3.15m (12'6" x 10'4") A roomy dining room with space for a 6/8 seater dining table, built in storage where the Vaillant combination boiler can be located. uPVC double glazed window and a gas central heated radiator.

**KITCHEN** - 2.84m x 2.06m (9'4" x 6'9") A modern and newly fitted kitchen with a range of overhead, base and drawer units with square edged work surfaces above. A 1 bowl composite sink and drainer unit. A range cooker with gas hob and extractor hood above. Space for an under counter fridge, complimentary tile backsplash, two windows and a wooden glazed door leading to the outside of the property.



## FIRST FLOOR

**BEDROOM ONE** - 4.27m x 3.25m (14'0" x 10'8") A wonderfully large and light master bedroom with ample space. Alcoves ideal for built in wardrobes, uPVC double glazed bay window and a gas central heating radiator.

**BEDROOM TWO** - 3.53m x 2.46m (11'7" x 8'1") Another generously sized double bedroom to the rear aspect of the property. Alcoves ideal for storage, uPVC double glazed window.

**BEDROOM THREE** - 2.51m x 2.13m (8'3" x 7'0") A large third single bedroom to the front aspect of the house. uPVC double glazed window.

**BATHROOM** A luxurious family bathroom with a four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a clawfoot freestanding bathtub and a corner shower unit. Complimentary tiled walls and flooring, two uPVC obscure double glazed windows and a chrome heated towel rail.

**OUTSIDE** A low maintenance front garden laid to patio slabs. The outside space to the rear has been opened up to allow off road parking for 2 vehicles. There is a large full size basement with utility room, plumbing for washing machine, a sink and outdoor tap.

Address 'Clifton Grove, Paignton, TQ3 3LH'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '67 | D'

### Contact Details

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