



Penwill Way | Paignton | TQ4 5JJ

Offers Over £325,000

A substantially sized three bedroom detached house located in the ever desirable location of Goodrington, Paignton. The home offers a welcoming entrance hallway, a large living room/diner, a kitchen, three double bedrooms, a sizeable family bathroom, great sized rear and front gardens, off road parking and a garage. The property enjoys wonderful sea views across to Thatchers Rock, Torquay and is positioned in an ideal spot as it is easily served by schools, supermarkets, Goodrington and Paignton beach, bus links, Clennon Valley and more. The property is being offered with no onward chain!

- NO CHAIN!
- SPECTACULAR SEA VIEWS
- GARAGE AND PARKING
- LARGE REAR GARDENS
- SOUGHT AFTER LOCATION
- DETACHED HOUSE

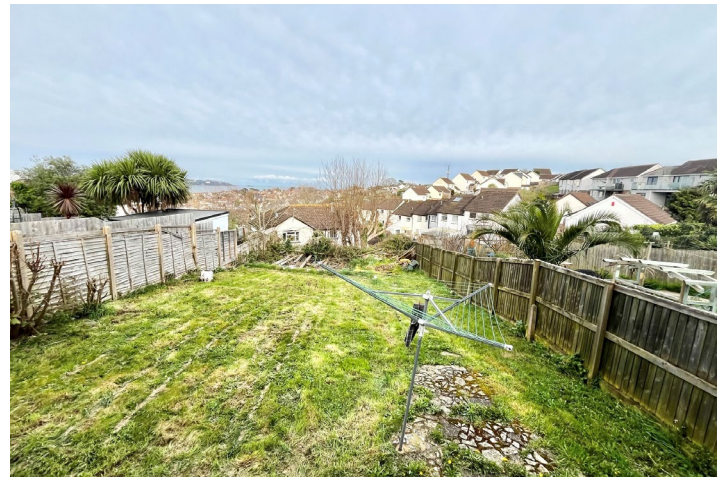
ENTRANCE A uPVC double glazed front door opening into a bright and welcoming entrance hallway with stairs rising to the first floor, a door leading through to the ground floor accommodation, a deep under stairs storage cupboard, thermostat heating control and a gas central heated radiator.

LIVING ROOM/DINER - 6.48m x 5.43m (21'3" x 17'9") An incredibly sun soaked and spacious living room/diner with spectacular sea views across to Thatchers rock, Torquay. Space for an abundance of furniture, double aspect double glazing with two uPVC double glazed windows to the side aspect and a uPVC double glazed bay window overlooking the rear gardens. Tv and internet points, a gas fireplace and two gas central heated radiators.

KITCHEN - 3.59m x 3.14m (11'9" x 10'3") A sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric eye level double oven and four ring gas hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer. Tile backsplash, space for a breakfast table, double aspect double glazing allowing an abundance of light to beam through and a uPVC double glazed door leading to the gardens and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 5.26m x 3.59m (17'3" x 11'9") A phenomenally large master bedroom to the rear aspect of the property with breathtaking sea views across Torquay. Space for a vast amount of furniture, deep built in wardrobes, double aspect uPVC double glazed windows and a gas central heated radiator.



BEDROOM TWO - 3.7m x 2.59m (12'1" x 8'5") Another generously sized double bedroom this time to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.14m x 2.59m (10'3" x 8'5") A pleasantly large third double bedroom again to the front aspect of the home, uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom with a three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, two uPVC double glazed obscure windows and a gas central heated radiator.

OUTSIDE

REAR GARDENS A large and sunny rear garden predominantly laid to lawn with wonderful sea views. Access to the under house storage and water tap.

FRONT A concrete laid driveway allowing off road parking for 1/2 vehicles leading up to the garage. The rest of the front gardens boast a variety of mature shrubs and plants as well as a palm tree. Side gate access to the rear of the property.

GARAGE Metal up and over door and a double glazed window.

AGENTS NOTE There are fully owned solar panels which were installed in 2022.

Address 'Penwill Way, Paignton, TQ4 5JJ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '73 | C'

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.