



Clifton Road | Paignton | TQ3 3LS

Asking Price Of £275,000

A spacious three bedroom semi detached family home offering a great amount of space and comprising of an inner porch way, a welcoming entrance hallway, a large living room through to dining area, a kitchen, sun room, three sizeable bedrooms, a WC and separate shower room, front and rear gardens as well as off road parking. The property boasts stunning sea views from Torquay to Brixham and is within easy reach of supermarkets, schools, Paignton town, doctors, the ring road and much more. The property is being offered with no onward chain!

- NO CHAIN!
- SEA VIEWS
- OFF ROAD PARKING
- SUNNY REAR GARDENS
- BUNDLES OF POTENTIAL
- DOUBLE GLAZING AND GAS CENTRAL HEATING



**ENTRANCE PORCH** A uPVC double glazed front door opening into a bright and roomy inner porch with triple aspect uPVC double glazed windows, overhead lighting and a secondary door leading into:-

**ENTRANCE HALLWAY** A wide and welcoming inner hallway with stairs rising to the first floor, doors leading to the adjoining rooms, overhead lighting, a deep under stairs storage cupboard and a gas central heated radiator.

**LOUNGE/DINER** - 7.87m x 3.29m (25'9" x 10'9") An incredibly spacious open living room/diner with space for an abundance of furniture. A display electric fireplace, tv point, a large uPVC double glazed window overlooking the well-kept front gardens and further windows and a door from within the dining area going into the sun room. Serving hatch into the kitchen and two gas central heated radiators.

**KITCHEN** - 3.49m x 2.37m (11'5" x 7'9") A light and sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric oven and four ring gas hob. Space and plumbing for a washing machine, a pantry cupboard, an ideal boiler, tile backsplash, uPVC double glazed windows to the side aspect and a door leading into:-

**SUN ROOM** - 4.94m x 2.07m (16'2" x 6'9") A great sized sun room overlooking the rear gardens that would make an ideal playroom/office. Overhead lighting and electrical points, double aspect uPVC double glazed windows and uPVC double glazed doors leading out to the gardens.



## FIRST FLOOR

**BEDROOM ONE** - 4.22m x 3.11m (13'10" x 10'2") A wonderfully large master bedroom to the front of the home with an open countryside outlook. Space for a vast amount of furniture, uPVC double glazed window and a gas central heating radiator.

**BEDROOM TWO** - 2.99m x 2.79m (9'9" x 9'1") A generously sized double bedroom with phenomenal sea views from Thatchers rock, Torquay to Berry Head, Brixham. Deep built in mirror fronted wardrobes, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.47m x 1.99m (8'1" x 6'6") A sizeable third bedroom with a lovely countryside outlook. A deep built in wardrobe, uPVC double glazed window and a gas central heated radiator.

**WC** A low level flush WC and a uPVC obscure double glazed window.

**SHOWER ROOM** A pedestal wash hand basin and a large walk in triple shower unit. Complimentary tiled walls, a uPVC obscure double glazed window and a white heated towel rail.

**OUTSIDE** A sunny and enclosed rear garden that is predominantly laid to lawn with a variety of mature shrubs and hedges. Garden shed and side gate access.

Address 'Clifton Road, Paignton, TQ3 3LS'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561

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.