



Conway Road | Paignton | TQ4 5LH

Asking Price Of £299,950

A three bedroom detached cottage converted from a stable and in a quiet location off Conway Road. The property has a wealth of charm and character and sits in delightful gardens with parking and carport.

- THREE BEDROOM DETACHED COTTAGE
- PARKING AND CARPORT
- NO FORWARD CHAIN



Front door to:-

Hallway Opening onto:-

SUN LOUNGE/CONSERVATORY - 3.4m x 2.5m (11'1" x 8'2")

KITCHEN - 3.8m x 2.4m max (12'5" x 7'10" max) Range of built in kitchen units including 1 1/2 bowl sink. Inset gas hob and electric cooker below. Further wall and base units. Gas combination boiler for central heating and domestic hot water. uPVC double glazed window. Opening onto:-

LOUNGE/DINER - 4.8m x 3.8m (15'8" x 12'5") Feature solid fuel stove on an open grate. Natural wood effect flooring. Central heating radiator. uPVC double window and patio door onto garden. Open plan staircase to first floor.

INNER LOBBY Under stairs storage cupboard.

BATHROOM White suite comprising panelled bath, pedestal wash hand basin and low level WC. Fully tiled. uPVC double glazing.

LANDING Access to loft space.

CLOAKROOM Low level WC. Extractor fan.

Address 'Conway Road, Paignton, TQ4 5LH'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '53 | E'

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BEDROOM ONE - 3.8m max x 3.6m (12'5" max x 11'9") Central heating radiator. uPVC double glazing.

BEDROOM TWO - 3.2m x 3.3m (10'5" x 10'9") Built in wardrobe. Shower cubicle (recessed into wall) Pedestal wash hand basin. Low level WC.

BEDROOM THREE - 2.3m x 2.2m (7'6" x 7'2") uPVC double glazed window and door with Juliet balcony.

OUTSIDE Delightfully enclosed gardens with gravelled driveway from five bar gate onto parking area. Lawned gardens with fruit trees and natural hedgerow borders with small gate and access to the rear to further garden area and parking with carport.

AGENTS NOTE Penlee Cottage is located behind the apartments called Penlee Court on Conway Road and is very private with the added benefit of further land that can create more gardens and or parking. The fourth bedroom could be converted by changing the sun/lounge conservatory into a downstairs bedroom if required.

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.