



Penwill Way | Paignton | TQ4 5JN

A detached 3 bedroom bungalow with one bedroom annexe located close to Goodrington Sands beach and a short walk from Paignton town centre. The main bungalow offers spacious accommodation which includes a large lounge, well appointed kitchen, large conservatory plus three good sized bedrooms and family bathroom. The annexe has an open plan lounge/kitchen/diner plus a large double bedroom with an en-suite shower room. There are landscaped front and rear gardens plus off road parking for three cars. Ideal for a larger family or those with a dependant relative. Viewing is a must.

Offers Over £435,000

- BUNGALOW & ANNEXE
- DOUBLE GLAZING & CENTRAL HEATING
- CONSERVATORY
- PARKING
- LANDSCAPED GARDEN

SUN ROOM/PORCH

A useful reception area or could be used as a sun room which enjoys an open outlook over Clennon Valley. Door to:-

LOUNGE/DINER - 6m x 4.3m (19'8" x 14'1")

A spacious room with double glazed picture window enjoying an open outlook across Clennon Valley playing fields and nature reserve. TV point. Two radiators. Second double glazed window.

KITCHEN - 4.5m x 2.6m (14'9" x 8'6")

Fitted with a range of white gloss wall and base units with granite effect work surface. 1 1/2 bowl composite sink unit. Built in oven and hob with cooker hood over. Space for fridge/freezer. Metro tiling to the walls. Two double glazed windows. Spotlights to ceiling. Double glazed back door to:-

CONSERVATORY - 5.4m x 3.2m (17'8" x 10'5")

A large double glazed conservatory with vaulted roof and tiled floor. Double glazed door to rear garden. Ideal as a summer room or dining room if desired.

INNER HALLWAY

Useful range of built in cupboards.

BEDROOM ONE - 3.8m x 3.3m (12'5" x 10'9")

A double room with double glazed window to the front with an open outlook. Radiator.

BEDROOM TWO - 3.2m x 3m (10'5" x 9'10")

Another double room with double glazed window and radiator.

BEDROOM THREE - 3m x 2.1m (9'10" x 6'10")

A generous single room with double glazed window.

BATHROOM

A white suite comprising shower bath with glazed splash screen and shower fitment. Vanity unit with inset wash hand basin. Low level WC with dual flush. Tiled walls. Two double glazed window. Spotlights to ceiling. Tiled floor.

GROUND FLOOR ANNEXE

This could be used for a variety of purposes such as a studio, office, air bnb or for a dependant relative. Private front door to:-

LOUNGE/KITCHEN/DINER - 6m x 4.3m max (19'8" x 14'1") (approx)

A large area with ample space for a 3 piece suite and dining table. The kitchen is well fitted with a range of white wall and base units with work surface over. Stainless steel sink unit/ Built in oven and hob. Space for fridge/freezer. Gas boiler for central heating and hot water to the whole property. Extractor unit. Large double glazed window to the front with open outlook. Second double glazed window and front door. Radiator. Built in store cupboards. Door to:-

BEDROOM - 3.5m x 3m approx (11'5" x 9'10")

A double room with double glazed window to the front with open outlook. Radiator. Door to:-

EN-SUITE

White suite comprising shower enclosure, wash hand basin and low level WC. Double glazed window. Panelling to walls. Tiled floor.

FRONT - 0m x 0m (0'0" x 0'0")

A landscaped frontage well stocked with a range of mature trees and shrubs. Steps lead up to a sun terrace with artificial grass and galvanised balustrading. From here are open views across Clennon Valley and towards Goodrington. Access to either side of the property to the rear.

PARKING

There is off road parking for 3 cars.

REAR

There is a delightful rear garden set out mainly over two levels. The first is lawned and has inset trees and shrubs and enjoys a sunny position. Steps lead to a raised sun deck with wonderful open views across Goodrington. Two timber store sheds. To the side of the conservatory is a patio area ideal for BBQs etc.

NOTE The annexe has a separate council tax banding of A.

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.