



Cliff Road | Paignton | TQ4 6DG

Asking Price Of £494,000

A large four bedroom family home positioned in the extremely sought-after location of Roundham, Paignton. The property was built in the early 1900s and boasts a vast amount of space with an inner porch way, a welcoming entrance hallway, a large living room, kitchen opening into the dining room, a downstairs cloakroom and utility store, four double bedrooms, a family bathroom, a vast amount of off-road parking, double garage, garden room and sunny south facing gardens. The property enjoys incredible sea views across to Torquay and is positioned within a short walk of Paignton Harbour, Goodrington Sands Beach and Paignton Beach, Paignton town, shops and travel links as well as more. The property is being offered with no onward chain.

- SEA VIEWS
- LARGE FOUR BEDROOM FAMILY HOME
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- SOUTH FACING GARDENS
- EXTREMELY SOUGHT AFTER ROUNDHAM LOCATION
- NO CHAIN!

ENTRANCE PORCH A uPVC double glazed front door opening into the inner porch way/boot room with double aspect uPVC double glazing with a wonderful sea view across to Torquay and a secondary door leading into:-

ENTRANCE HALLWAY A wooden door opening into a wide and welcoming entrance hallway with doors leading into the adjoining rooms, stairs rising to the first floor, an under stairs storage cupboard, telephone point and a gas central heated radiator.

LIVING ROOM - 6.27m x 3.76m (20'7" x 12'4") An incredibly large and sun soaked living room with double aspect uPVC double glazing allowing ample light to beam through with a uPVC double glazed window to the front overlooking the well maintained front gardens as well as uPVC double glazed French doors leading out to the sunny rear gardens. Space for an abundance of furniture, a feature gas fireplace with a stone built surround, Dado rails and a gas central heated radiator.

KITCHEN - 3.73m x 3.58m (12'3" x 11'9") A bright and roomy kitchen to the rear aspect of the property overlooking the rear gardens boasting a range of overhead, base and drawer wooden units with marble effect roll edged work surfaces above. A one and a half bowl stainless steel sink and drainer unit, an integrated dishwasher and an electric oven with a four ring ceramic hob. Space for a fridge freezer and breakfast table, double aspect uPVC double glazing and a door leading into a large pantry cupboard with fitted shelving, gas central heated radiator and French doors opening into:-

DINING ROOM - 4.34m x 3.76m (14'3" x 12'4") A wonderfully spacious dining room with incredible sea views across to Torquay. Space for ample furniture, high ceilings, dado rails, double aspect uPVC double glazing with a uPVC double glazed window to the front aspect as well as two further windows to the side aspect and a gas central heated radiator.

Walk in storage cupboard where you can find the gas and electric meters as well as the fuse box. Built in shelving and overhead lighting.

Address 'Cliff Road, Paignton, TQ4 6DG'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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UTILITY AREA Space and plumbing for a washing machine and stacker dryer.

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

FIRST FLOOR

BEDROOM ONE - 4.95m x 4.19m (16'3" x 13'9") An incredibly large master bedroom to the front aspect of the property with incredible sea views across to Torquay. A vast amount of fitted furniture with built in wardrobes, drawers, a vanity sink and dressing table. A built in bay window seat perfect to enjoy the spectacular views. Double aspect uPVC double glazing with a uPVC double glazed bay window and a further uPVC double glazed window to the side. Gas central heated radiator.

BEDROOM TWO - 4.27m x 3.66m (14'0" x 12'0") A further wonderfully generous double bedroom this time to the rear aspect of the property overlooking the rear gardens as well as a sea view to the side aspect. Space for ample furniture, uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 3.76m x 3.51m (12'4" x 11'6") A large double bedroom with great sea views across Torquay. uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 3.76m x 2.62m (12'4" x 8'7") A greatly sized fourth double bedroom overlooking the gardens. uPVC double glazed window and a gas central heated radiator.

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

OUTSIDE

FRONT Off road parking for up to 4 vehicles leading up to the double garage with a large front garden laid to lawn with a selection of flowers, shrubs and plants.

REAR A sunny, enclosed south west facing rear garden that boasts two sizeable patio areas perfect for outdoor dining and entertaining whilst the rest of the garden is predominantly laid to lawn with a variety of mature shrubs and plants. Side gate access, access to the garage and garden room.

DOUBLE GARAGE - 7.01m x 4.39m (23'0" x 14'5") A metal up and over door leading into the double garage, overhead storage, overhead lighting, electrical points and a service door leading into the rear garden.

GARDEN ROOM - 3.81m x 4.44m (12'6" x 14'7") uPVC double glazed French doors opening into the garden room which would make the perfect office/games room/bar etc. Overhead lighting and electrical points.

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.