



Cliff Road | Paignton | TQ4 6DH

A substantially sized five bedroom semi detached period property located just a stones throw from Paignton harbour. The home offers an abundance of space and comprises of a welcoming entrance hallway, a spacious living room, a formal dining room, a large modern kitchen, five bedrooms, four bathrooms, an office/study, sun soaked rear gardens and off road parking. The home benefits from breathtaking sea views and has been partially renovated and offers a great amount of potential for someone to come and put their stamp on this incredible home. The property is perfectly situated within easy reach of Paignton harbour, restaurants and cafes, local shops, Paignton/Goodrington/Fairy Cove beaches, Paignton town, bus links and much more.

Asking Price Of £495,000

- SUBSTANTIALLY SIZED SEMI DETACHED HOUSE
- OFF ROAD PARKING
- SPECTACULAR SEA VIEWS
- SUN SOAKED REAR GARDENS
- HARBOURSIDE LOCATION
- BUNDLES OF POTENTIAL

ENTRANCE A wooden front door opening into the inner entryway that has a further original front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, overhead lighting and a gas central heated radiator.

LIVING ROOM A bright and spacious living room the front aspect of the property offering ample space and a calming atmosphere. Sea views, a feature decorative fireplace, uPVC double glazed windows and a gas central heated radiator.

DINING ROOM A sizeable dining room located just off of the kitchen/diner perfect for entertaining and hosting. Space for a 6/8 seater dining table, uPVC double glazed windows overlooking the gardens and a gas central heated radiator.

KITCHEN A gorgeous and high end kitchen/diner that has been recently installed that offers both functionality and style. The kitchen comprises a range of overhead, base and drawer units with square edged work surfaces above. A 1 1/2 bowl sink and drainer unit, an eye level electric double oven with grill integrated and an induction hob with extractor hood above. An integrated dishwasher, space and plumbing for an American fridge freezer, breakfast bar seating for up to 4, two uPVC double glazed French doors leading out to the gardens and two modern vertical gas central heated radiators.

BEDROOM/SITTING ROOM A wonderfully spacious bedroom on the ground floor of the property that could also make an ideal further sitting room/playroom. A feature electric fireplace with stone surround. Faux wooden beams, uPVC double glazed windows and a gas central heated radiator.

BATHROOM 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 and protective glass shower screen. Tiled walls, a Velux window and a gas central heated radiator.



FIRST FLOOR

BEDROOM ONE An incredibly large master bedroom to the front aspect of the home with wonderful sea views, picture rails, built in wardrobe, double aspect uPVC double glazed windows allowing light to flood through. Gas central heated radiator and a sliding door leading into

EN-SUITE A three piece suite comprising of a low level flush WC, a wall mounted wash hand basin and a walk in shower cubicle.

UTILITY ROOM Base units with a 1 bowl stainless still sink and drainer unit above. plumbing for a washing machine and further appliance. Double glazed windows and a gas central heated radiator.

BEDROOM TWO A further generously sized double bedroom offering ample space for furniture. A feature decorative cast iron fireplace, uPVC double glazed bay window and a gas central heated radiator.

SHOWER ROOM 1 A sizeable shower room located off of the utility area boasting low level flush WC, a pedestal wash hand basin and a corner shower cubicle.

SHOWER ROOM 2 A further shower room with a low level flush WC, a pedestal wash hand basin and a corner shower cubicle.

SECOND FLOOR

BEDROOM THREE A spacious double bedroom to the rear aspect of the home. UPVC double glazed window and a gas central heated radiator.

OFFICE/STUDY A great sized office/study/hobby room. uPVC double glazed window and a gas central heated radiator.

BATHROOM A low level flush WC, a pedestal wash hand basin and a panelled bath unit. Velux window.

BEDROOM FOUR A fourth large double bedroom with breathtaking sea views across the bay. Vaulted ceilings, double aspect double glazing and a gas central heated radiator.

OUTSIDE A sun soaked, enclosed rear garden that boasts a large patio area perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn. Within the gardens you can enjoy the spectacular sea views across Paignton and out to Torquay.

PARKING Off road parking for 3 cars.

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.

Address 'Cliff Road, Paignton, TQ4 6DH'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '46 | E'

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