



Clifton Road | Paignton | TQ3 3LN

Asking Price Of £425,000

A substantially sized four bedroom detached Victorian home located just a short walk from Paignton town centre. The property itself offers an abundance of space and comprises of a very grand entrance hallway, a large living room, a spacious dining room, a great sized kitchen, a downstairs cloakroom, utility room, four double bedrooms with incredible sea views, a family bathroom, a further shower room, two attic rooms, large wrap around gardens and ample off road parking. This incredible home offers bundles of potential to any buyer looking to put their stamp on an exciting and rare home and is an exciting project. The property is perfectly tucked away whilst still being within easy reach of schools, local shops, restaurants and cafes, Paignton town and beach, the bus and train station as well as much more=

- NO CHAIN!
- PERIOD VICTORIAN HOME
- DETACHED
- BUNDLES OF POTENTIAL
- A VAST AMOUNT OF OFF ROAD PARKING
- EXPANSIVE GARDENS



**ENTRANCE** A uPVC double glazed front door opening into a wide and grand entrance hallway with a central stair case leading up to the split level landing, a uPVC double glazed stained glass window, doors leading to the adjoining rooms, overhead lighting and a gas central heated radiator.

**LIVING ROOM** A spectacularly large living room with great sea views Paignton. The lounge offers space for an abundance of furniture. Original features include coving and cornicing, double aspect uPVC double glazing with a bay window to the front and French doors leading out to the gardens.

**DINING ROOM** A wonderfully spacious dining room or further sitting room overlooking the front gardens of the property. An original fireplace surround with marble mantle and wood burning stove, original cornicing and picture rails, uPVC double glazed bay window and a gas central heated radiator.

**KITCHEN** A large fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, space and plumbing for a dishwasher, American fridge freezer, and further under counter appliance, tiled backsplash and flooring, a deep walk in pantry, double aspect uPVC double glazed windows and a uPVC double glazed door leading out to the gardens.

**CLOAKROOM** A useful downstairs cloakroom boasting a low level flush WC and a wall mounted wash hand basin with fitted storage below. Tiled walls, a uPVC obscure double glazed window.

**UTILITY ROOM** A sizeable utility room with space and plumbing for a washing machine and dryer. Roll edged work surfaces and storage space below, uPVC obscure double glazed window and a gas central heated radiator.

#### FIRST FLOOR

**BEDROOM ONE** A large master bedroom to the front aspect of the home with a gorgeous open outlook and sea views across Paignton. Space for a vast amount of furniture, uPVC double glazed bay window and a further window to the side, gas central heated radiator.



**BEDROOM TWO** A further incredibly spacious double bedroom with sea and town views, uPVC double glazed bay window and a gas central heated radiator.

**BEDROOM THREE** A third generously sized double bedroom, sea views, picture rails, uPVC double glazed window and a gas central heated radiator.

**BEDROOM FOUR** A fourth greatly sized double bedroom, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** An incredibly spacious family bathroom comprising of a low level flush WC, a vanity wash hand basin and a jacuzzi bath unit. Tiled walls and flooring, overhead spotlighting, uPVC double glazed window and a chrome heated towel rail.

**SHOWER ROOM** A further sizeable shower room boasting a walk in triple shower unit, a wall mounted wash hand basin and tiled walls.

#### SECOND FLOOR

**LOFT ROOM ONE** A great sized loft room that has been boarded for the occasional use of a hobby area. Eaves storage, Velux window and a further door leading into

**LOFT ROOM TWO** A further sizeable loft room ideal for storage. Eaves storage, Velux window.

**AGENTS NOTE** (Please note that the mention of loft rooms does not mean that loft space has been converted with the necessary planning regulations)

**OUTSIDE** Expansive gardens that wrap the entire way around the property with a large sun deck to the rear/side with breathtaking sea views perfect for entertaining and further steps then leading down to another large section of garden, to the rear is a further concerted area with a variety of outdoor buildings and to the front is ample off road parking as well as a front lawn.

**Address 'Clifton Road, Paignton, TQ3 3LN'**

**Tenure 'Freehold'**

**Council Tax Band 'E'**

**EPC Rating '45 | E'**

#### Contact Details

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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.