



**Penwill Way | Paignton | TQ4 5JJ**

**Asking Price Of £375,000**

A gorgeous three bedroom semi detached family home located in the desirable location of Goodrington, Paignton. The property offers a great amount of space and comprises of a welcoming entrance hallway, a large living room, a spacious and modern kitchen that was only installed 12 months ago, a sizeable conservatory, a handy downstairs cloakroom, three bedrooms, a luxurious family shower room, sun soaked and landscaped rear gardens, a large garden room currently set up as bar with its own cloakroom and off road parking. The property boasts breathtaking sea views across the bay and is perfectly positioned within easy reach of schools, supermarkets, bus links, Goodrington beach, clennon valley and more. The home is being offered with no onward chain!

- NO CHAIN!
- PHENOMENAL SEA VIEWS
- LANDSCAPED REAR GARDENS
- AMPLE OFF ROAD PARKING
- LUXURIOUS FITTED KITCHEN
- SOUGHT AFTER GOODRINGTON LOCATION



**ENTRANCE** A uPVC double glazed front door opening into a wide and welcoming entrance hallway with oak doors leading through to the adjoining rooms, stairs rising to the first floor, uPVC double glazed window and a gas central heated radiator.

**LOUNGE** A bright and spacious living room to the front aspect of the property with space for ample furniture, a feature log burning stove, tv and intent points, uPVC double glazed bay window and a gas central heated radiator.

**KITCHEN** A beautifully modern and luxurious recently fitted kitchen that was only installed 12 months ago. The kitchen boasts a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, a vast array of built in appliances include an eye level electric double oven with grill integrated, a five ring induction hob with extractor hood above, an integral dishwasher, under counter fridge and freezer as well as a further American fridge freezer. Space and plumbing for a washing machine and dryer, Complimentary panelled back splash, a large larder cupboard, double aspect uPVC double glazing allowing an abundance of light to beam through with a door leading out to the enclosed front gardens and uPVC double glazed bay window to the rear with phenomenal sea views across the bay. Door leading into:-

**DINING ROOM/CONSERVATORY** A wonderfully spacious conservatory that is currently being utilised as a formal dining room but could also make an ideal further sitting room/play room/hobby room etc. Triple aspect double glazing with windows to the side aspects and sliding patio doors leading out to the sun terrace. Wall mounted lighting, a gas central heated radiator and an electric fireplace.

**Address 'Penwill Way, Paignton, TQ4 5JJ'**

**Tenure 'Freehold'**

**Council Tax Band 'C'**

**EPC Rating 'TBC'**

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



**CLOAKROOM** A useful downstairs cloakroom boasting a low level flush WC and a wall mounted wash hand basin with fitted storage below. A stained glass double glazed window and a gas central heated radiator.

### FIRST FLOOR

**BEDROOM ONE** An incredibly spacious master bedroom to the front aspect of the property with an open outlook across the surrounding area. Space for ample furniture, uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** A further wonderfully spacious double bedroom again offering ample space. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** A sizeable third smaller double bedroom that is currently being utilised as a dressing room/walk in wardrobe with breathtaking sea views across the bay. uPVC double glazed window and a gas central heated radiator.

**SHOWER ROOM** A luxurious family shower room comprising of a low level flush WC, a vanity wash hand basin with ample fitted storage below and work surfaces to the side as well as a walk in triple shower unit. Complimentary modern panelling, a uPVC obscure double glazed window and a black heated towel rail.

**OUTSIDE** A beautifully landscaped rear garden that has been thoughtfully designed for both ease of maintenance and style. The garden boasts a sizeable sun terrace off of the conservatory perfect for taking in the incredible sea views, with the rest of the gardens boasting a further three decked areas with two gazebos ideal for alfresco dining, a lawned section and pebble stoned area. Within the garden is access to under deck and under house storage, an outside shower, and access into:-

**BAR** A large garden room that is being currently being used as a bar but could also make a perfect home office, granny annexe or gym etc. within the bar is electrics, overhead lighting, tv point and a cloakroom.

**PARKING** Off road parking for up to 2 vehicles on a recently laid resin driveway.

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.