



Penwill Way | Paignton | TQ4 5JW

Asking Price Of £375,000

A well presented three bedroom detached family home located in the highly desirable location of Goodrington, Paignton. The property boasts a welcoming entrance hallway, a wonderfully large lounge/diner, a fitted kitchen, three bedrooms, a family shower room, utility room, beautifully landscaped south facing gardens, off road parking and a garage. The property also boasts gorgeous sea views and across Clennon Valley and is within easy reach of an array of amenities including Goodrington beach, Clennon fields and leisure centre, supermarkets, shops, bus links, Paignton town and more.

- DETACHED REVERSE LEVEL HOUSE
- GARAGE
- OFF ROAD PARKING
- SOUTH FACING REAR GARDENS
- SEA VIEWS
- SOUGHT AFTER GOODRINGTON LOCATION

ENTRANCE A uPVC double glazed sliding patio door opening into a welcoming inner hallway with doors leading through the adjoining rooms, stairs leading down to the lower ground floor accommodation, a fitted storage cupboard and a gas central heated radiator.

LOUNGE/DINER - 7.42m x 3.92m (24'4" x 12'10") A wonderfully large and light filled lounge/diner offering space for an abundance of furniture. A feature gas fireplace, triple aspect double glazing capturing the gorgeous sea views out to Berry head and across to Clennon valley. Tv and internet points, two gas central heated radiators.

KITCHEN - 3.98m x 2.69m (13'0" x 8'9") A spacious kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit, an eye level electric double oven with grill integrated and a four ring hob with extractor hood above. Space for an under counter fridge/freezer, tile backsplash, double aspect uPVC double glazed windows overlooking both the front and rear aspect and a gas central heated radiator.

LOWER GROUND FLOOR

BEDROOM ONE - 3.93m x 2.9m (12'10" x 9'6") A large master bedroom overlooking the well manicured rear gardens. Fitted mirror fronted wardrobes, uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO - 3.81m x 2.7m (12'6" x 8'10") A further generously sized double bedroom again overlooking the picturesque rear gardens. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 3.1m x 2.28m (10'2" x 7'5") A sizeable third bedroom that would also make an ideal office/study/hobby room etc. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A spacious and modern shower room boasting a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Part tiling, uPVC obscure double glazed window and a white heated towel rail.

UTILITY ROOM - 2.37m x 2.22m (7'9" x 7'3") A great sized utility room that offers space and plumbing for a fridge, washing machine and dryer, base units to the side with roll edged work surfaces above, a 1 bowl stainless steel sink and drainer unit, uPVC double glazed window and a uPVC double glazed door leading out to the gardens.

OUTSIDE A beautifully landscaped south facing rear garden that has been thoughtfully maintained by the current owners. The garden has been divided into a large patio area perfect for outdoor dining and entertaining, three sections laid to lawn and a variety of mature shrubs and plants. Within the gardens is also access to an outdoor block built shed, water tap and access to the garage located in a block at the rear.

PARKING Off road parking to the front of the property with a further sizeable front garden to the side of the driveway with an array of mature shrubs and plants.

GARAGE A single garage with a metal up and over door located to the rear of the property within a block.

Address 'Penwill Way, Paignton, TQ4 5JW'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '56 | D'

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.