



Offers Over £200,000

Clifton Road,  
Paignton, TQ3 3LQ

A spacious three bedroom terraced family home located just 0.6 miles from Paignton town. The property comprises of a welcoming inner hallway, a spacious living room, a large kitchen/diner, three bedrooms, a cloakroom with separate bathroom and front and rear gardens. The property is conveniently situated within easy reach of local shops, schools, supermarkets, Paignton town, Paignton bus and train station and much more. The home is being offered with no onward chain!



**ENTRANCE HALLWAY** A UPVC double glazed front door opens into a wide and inviting entrance hallway. This welcoming space features a deep under stairs storage cupboard, a striking stained glass window, and a gas central heated radiator. Doors lead to the main ground floor rooms, with stairs rising to the first floor.

**LIVING ROOM** Positioned at the front of the property, this wonderfully spacious living room offers ample room for furnishings. A charming feature fireplace creates a focal point, complemented by a UPVC double glazed bay window and a gas central heated radiator.

**KITCHEN / DINER** Designed for modern living and entertaining, the open plan kitchen and dining area is both functional and stylish. The kitchen is fitted with a range of high gloss base and drawer units with roll edged worktops, a stainless steel sink and drainer, and an integrated electric oven with grill and four ring gas hob. Further integrated appliances include a washing machine, dryer, fridge, freezer, and space/plumbing for a slimline dishwasher. A deep pantry cupboard houses the Glow worm combination boiler as well as additional storage. The dining area easily accommodates a 6 seater table, with UPVC double glazed windows and a door opening onto the rear garden.



## FIRST FLOOR

**BEDROOM ONE** A generously sized master bedroom to the front aspect, featuring built in alcove storage, a large UPVC double glazed bay window and a gas central heated radiator.

**BEDROOM TWO** A spacious double bedroom overlooking the rear garden, complete with a UPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** A well proportioned single bedroom with a UPVC double glazed window and a gas central heated radiator, ideal for a child's room, home office, or guest space.

**CLOAKROOM** Fitted with a low level WC, part tiled walls, and a UPVC double glazed obscure window.

**BATHROOM** Comprising a panelled bath with shower attachment, pedestal wash hand basin, tiled walls, chrome heated towel rail, and a UPVC obscure double glazed window.

**OUTSIDE** The rear garden is thoughtfully landscaped for ease of maintenance. The lower patio area is perfect for outdoor dining and summer gatherings, with two block built storage cupboards for added practicality. Steps lead up to a second patio area and a charming flower bed, ideal as a small allotment or decorative garden feature.

Address 'Clifton Road, Paignton, TQ3 3LQ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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