



Offers Over £300,000

Clifton Road, Paignton,
TQ3 3LQ

An extended four bedroom semi attached house approximately one mile from the town centre. The property has been significantly improved providing a larger family home or can easily be separated to create two separate homes. Outside is a drive to garage with parking and additional parking to the rear, or the gardens could be extended as currently it has small gardens which leads onto additional parking. The accommodation comprises:-



Composite front door to:-

HALLWAY Understairs recess. Central heating radiator. uPVC double glazing.

LOUNGE - 3.9m MAX x 3.5m MAX (12'9" x 11'5")
Original open grate fireplace. Central heating radiator.
uPVC double glazed bay window.

DINING ROOM - 3.7m x 3.6m (12'1" x 11'9") Central
heating radiator. uPVC double glazed window.

KITCHEN/BREAKFAST ROOM/SNUG - 6.6m x 3.8m
(21'7" x 12'5")

KITCHEN AREA Comprehensive range of wall and
base units. Breakfast bar, built in hob an eye level oven
and grill. Extractor fan, dishwasher, fridge and freezer.

DINING/SNUG AREA uPVC double glazed patio doors.
Central heating radiator

UTILITY ROOM - 2.5m x 1.5m (8'2" x 4'11") Sink unit,
work top and appliance space. uPVC double glazed
door to side. Door to integrated garage.

SHOWER ROOM Large shower cubicle with electric
shower. Pedestal wash basin and low level WC.

LANDING Access to insulated loft space and linen
cupboard.

BEDROOM ONE - 7m x 3.5m (22'11" x 11'5") Double
aspect. uPVC double glazing. Central heating. Please
note those exceptionally large room was designed to
have an ensuite.

BEDROOM TWO - 4m MAX x 3.4m (13'1" x 11'1")
Central heating radiator. uPVC double glazing.

BEDROOM THREE - 3.5m x 3m (11'5" x 9'10") Central
heating radiator. uPVC double glazing.

BEDROOM FOUR - 2.7m x 2.4m (8'10" x 7'10") Central
heating radiator. uPVC double glazing.

BATHROOM Panelled bath, pedestal wash basin, uPVC
double glazing and central heating radiator.

SEPARATE WC low level WC and uPVC double glazing.

OUTSIDE Driveway to:-

INTEGRAL GARAGE Power and lighting. Gas boiler for
central heating. Please note there is a separate parking bay
to the rear.

FRONT Shrub garden area. Side access.

REAR GARDEN Laid to patio with steps to further parking
and garden area.

AGENTS NOTE Please note this property was extended
significantly to allow it to be changed into two flats.

Address 'Clifton Road, Paignton, TQ3 3LQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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