



Clennon Heights, Paignton

£550,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## FOUR WINDS, CLENNON HEIGHTS, PAIGNTON, TQ4 5HF

Spacious detached home | Gardens front, side and rear | Double garage and driveway parking  
Sea views | Entrance porch | Reception hall | Sitting room | Dining room | Sun lounge  
Kitchen/breakfast room | First floor landing | Four bedrooms (one with ensuite shower room)  
Bathroom | Separate WC | Annexe with sitting room, utility, bedroom, shower room  
No onward chain

In a sought-after residential location, this is a spacious detached home with adjoining annexe/garden flat. The property has been owned by the same family for over 50 years. Situated in an elevated position, the property commands far reaching sea views across Torbay towards Torquay. With a double garage at road level, the property is accessed via a long driveway leading to the front door. Once inside, an entrance porch opens into the reception hallway with the ground floor accommodation comprising a sitting room to the front aspect enjoying the views, dining room and sun lounge, kitchen/breakfast room and internal access into the adjoining annexe with a sitting room, utility/potential kitchen, bedroom and shower room/ WC. On the first floor, the landing leads to four bedrooms (one with ensuite shower room), a bathroom and separate WC. The property is further complemented throughout by uPVC double glazed windows and doors and gas central heating. Outside, the gardens wrap around the property and offer several seating/lawned areas with gated access to each side of the property. An internal inspection is highly recommended in order to appreciate this spacious family home and its sought-after location.

Paignton is a seaside town on the coast of Torbay in Devon, England. Nestled between Torquay and Brixham it forms the Torbay area and is a holiday destination known as the English Riviera. Attractions include Paignton Zoo and the Paignton and Dartmouth Steam Railway, which operates steam trains from Paignton to Kingswear, from where a ferry can be taken across the River Dart to Dartmouth and the South Hams. Nearby Beaches include Broadsands Beach, Elberry Cove, Fairy Cove, Goodrington Sands, Oyster Cove, Paignton Sands, Preston Sands and Saltern Cove with water sports including kite surfing and dinghy sailing. The sea front gives access to the Southwest Coast path. The Town has wide ranging amenities including Community Library, Local Supermarkets, Independent Local Shops, Cafes, Bars and Restaurants, Theatre, Cinema and Harbour. There is a branch line train service with connection to the mainline at Newton Abbot. The new South Devon Link Road was opened in December 2015 and now provides a dual carriage way to Exeter and the M5 making Torbay very accessible.

The accommodation comprises

UPVC double glazed sliding doors to

**ENTRANCE PORCH** - 2.64m x 0.79m (8'8" x 2'7") Tiled flooring, light point, uPVC double doors to

**RECEPTION HALL** - 5m x 2.82m (16'5" x 9'3") Coved and textured ceiling with wall light points, smoke detector, stairs with handrail to first floor, radiator with thermostat control, under stairs storage cupboard, further storage cupboard with light point and shelving. Doors to

**SITTING ROOM** - 6.58m x 3.78m (21'7" x 12'5") Coved ceiling with wall light points, multi aspect with uPVC double glazed windows to front and side and far-reaching views across Paignton and across the bay towards Torquay

seafront, radiator with thermostat control, TV connection point, fitted storage to chimney recess, fireplace with stone surround, opening to

**DINING ROOM** - 3.58m x 3.3m (11'9" x 10'10") Coved ceiling with pendant light point and wall light points, radiator with thermostat control, door to kitchen, double bi-fold doors to

**SUN LOUNGE** - 3.02m x 3m (9'11" x 9'10") Wall light points, skylight, uPVC double glazed sliding doors opening onto the rear garden, radiator with thermostat control, serving hatch to kitchen.



**KITCHEN/BREAKFAST ROOM** - 5.36m x 2.13m (17'7" x 7'0") Coved and textured ceiling with inset spotlights, skylight, uPVC double glazed window to rear aspect with outlook over the garden. Fitted kitchen comprising a range of base and drawer units with roll edge work surfaces over, inset double sink and drainer with mixer tap over, inset five ring gas hob with extractor over, built-in eye-level double electric oven, matching eye-level cabinets, space and plumbing for dishwasher, breakfast bar. Door to the dining room.



**FIRST FLOOR LANDING** - 7.04m x 2.21m (23'1" x 7'3")

Coved ceiling with pendant light points, smoke detector, hatch to loft space, uPVC double glazed window to side, storage cupboard, doors to

**BEDROOM ONE** - 3.68m x 3.3m (12'1" x 10'10") Coved ceiling, wall light point, uPVC double glazed window to front aspect with far-reaching view across Paignton and sea views towards Torquay and out across the bay, radiator with thermostat control, fitted bedroom furniture comprising wardrobes and overhead storage, bedside tables with overhead storage, chest of drawers and dressing table. Door to



**EN SUITE SHOWER/WC** - 2.74m x 0.84m (9'0" x 2'9") Inset spotlight, extractor fan, wall mounted electric fan heater. Comprising shower enclosure with sliding door, vanity unit with inset wash hand basin, low level WC with concealed cistern.

**BEDROOM TWO** - 3.63m x 3.18m (11'11" x 10'5") Coved ceiling, uPVC double glazed window with views across the bay, radiator with thermostat control.

**BEDROOM THREE** - 3.12m x 2.51m (10'3" x 8'3") Coved ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control.

**BEDROOM FOUR** - 3.07m x 2.36m (10'1" x 7'9") Ceiling with pendant light point, uPVC double glazed window to rear aspect with sea glimpses towards Broadsands, radiator with thermostat control.

**BATHROOM** - 2.79m x 2.18m (9'2" x 7'2") Ceiling spotlight, uPVC window, large spa bath with twin hand grips and shower attachment over, vanity unit with inset wash hand basin, heated towel rail, shaver socket, cupboard housing the boiler and hot water cylinder.

**SEPARATE WC** - 2.74m x 0.84m (9'0" x 2'9") Coved and textured ceiling with light point, uPVC obscure glazed window. Comprising close coupled WC, vanity unit with inset wash hand basin, heated towel rail, tiled walls, tiled floor.

From reception hall, door to lobby and into the annexe accommodation

**HALLWAY** - 4.72m x 0.89m (15'6" x 2'11") Pendant light point, radiator, uPVC obscure glazed door to side, doors to

**RECEPTION ROOM** - 3.38m x 2.36m (11'1" x 7'9") Pendant light point, uPVC double glazed window to front aspect with far-reaching views across Paignton and sea views towards Torquay, uPVC double glazed window to side, radiator, cupboard housing the gas meter, electric meter and consumer unit.

**BEDROOM** - 2.67m x 2.51m (8'9" x 8'3") Pendant light point, uPVC double glazed windows to rear aspect, radiator. Door to utility

**UTILITY/POTENTIAL KITCHEN** - 2.67m x 2.44m (8'9" x 8'0") Strip light, uPVC double glazed window to rear. Base units with roll edged work surfaces over, inset sink and drainer with mixer tap, tiled surrounds, matching wall mounted cabinets, space and plumbing for washing machine. Door to hallway.

**SHOWER ROOM/WC** - 2.39m x 1.47m (7'10" x 4'10") Pendant light point, uPVC obscure glazed window. Comprising shower with shower enclosure for electric shower, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls.

**OUTSIDE**

**FRONT** At the front of the property is a double garage at road level with parking spaces in front and a tarmac driveway with steps to the side, providing additional parking and leading to the front door. To the side of the drive is a gravel garden with mature shrubs, a larger area with flowerbed border and fence.

**REAR** To the rear of the property is a good-sized garden with a patio accessed directly from the sun lounge and a pathway continuing to either side of the property with gated access to the front. There is a large raised lawn with flowerbeds/shrub border and an additional patio. Along the rear boundary is a raised patio/seating area. Outside lighting, outside tap, outside power socket. There are two timber garden sheds and access to the cellar.



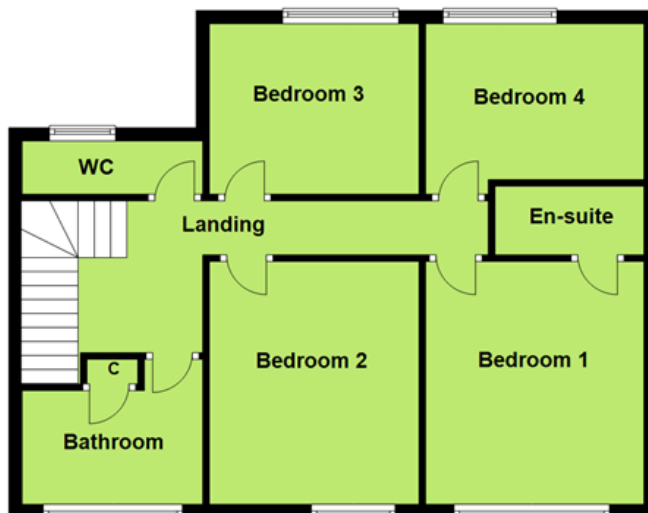
**DOUBLE GARAGE** - 5.74m x 5.36m (18'10" x 17'7") Electric up and over door, light point, power point, window to the side, cold water tap.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



Age: 60 years (unverified)	Postcode: TQ4 5HF
Current Council Tax Band: F EPC Rating: D	Stamp Duty:* £15,000 at asking price
Electric meter position: Annexe lounge	Gas meter position: Annexe lounge
Boiler positioned: Main bathroom Conventional	Water: Meter
Loft:	Rear Garden Facing: South
Total Floor Area: Approx 184 square meters	Square foot:

This information is given to assist and applicants are requested to verify as fact.  
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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