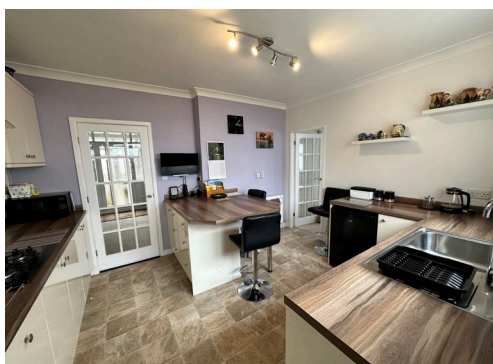




Penwill Way | Paignton | TQ4 5JN

Asking Price Of £565,000

A superb 5 bedroom detached house with a beautifully presented 1 bedroom annexe. The property is perfect for a multi generational family or perhaps those wanting a home and income. Located a stones throw from Goodrington Sands beach and a few minutes walk from Paignton town centre. The home does enjoy some delightful distant sea views across Goodrington over water to Brixham. The flexible accommodation offers a lounge, dining room, kitchen/breakfast room, utility and an office, along with 5 bedrooms, the master having a large dressing room leading to a well appointed ensuite. The annexe offers a large double bedroom, along with a lounge/kitchen/diner and shower room/WC. It has access to the garden via a private back door and also a connecting door to the main house. There are sunny landscaped rear gardens also with a sea view plus off road parking for several cars and two garage. This is a "must view" house if you are looking for space, location and versatile accommodation.

- DETACHED HOUSE
- 5 BEDROOM
- 1 BED ANNEXE
- SEA VIEWS
- 2 GARAGES



FRONT DOOR Double glazed french doors to:-

PORCH Coach light. Glazed door and side panels to:-

HALLWAY A spacious reception hall with built in understairs cupboard. Radiator. Wall lights.

LOUNGE - 5.4m x 4.4m (17'8" x 14'5") MAX. A spacious lounge with large double glazed picture window overlooking Clennon Valley with distant sea views across Goodrington to Broadsands and Brixham. Decorative fireplace with marble surround and hearth with display shelving to one side plus inset living flame gas fire. Two radiators. Second double glazed window. Cable TV access. Wall lights.

KITCHEN/BREAKFAST ROOM - 3.9m x 3.3m (12'9" x 10'9") MAX. A well-appointed kitchen with a range of matching cream gloss wall and base units topped with wood block effect work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbing for dishwasher. Integrated double oven and grill and inset gas hob with cooker hood over. Peninsular breakfast bar. Appliance space. Double glazed window. Radiator. Bi-fold door to:-

REAR PORCH Double glazed window and door to outside. Glazed door to:-

UTILITY ROOM - 3.4m x 2.6m (11'1" x 8'6") Fitted with a range of base units with work surface over. Stainless steel sink unit. Plumbing for washing machine. Space for tumble dryer. Space for upright freezer plus space for additional appliances, storage etc. Radiator and wood effect flooring. Double glazed window.

DINING ROOM - 3.6m x 2.9m (11'9" x 9'6") MAX. A good sized room with space for a 4-6 seater table. Double glazed window with distance sea view and Clennon Valley. Radiator. Door to:-

OFFICE - 3.4m x 2.6m (11'1" x 8'6") MAX. Perfect if you wish to work from home or could be used as a sun room. There are double glazed dual aspect windows with distant sea view to Brixham and views over Clennon Valley. Radiator.

DOWNSTAIRS CLOAKROOM Fitted with a white suite with close coupled w/c and wash hand basin. Double glazed window. Electric wall heater.

FROM THE HALF LANDING

BATHROOM Fitted with a white suite comprising freestanding bath tub with centre taps, corner shower cubicle with mains fed shower unit having multi jets and a drench and body spray. Pedestal wash hand basin and low level WC. Ladder radiator. Double glazed window.

BEDROOM 2 - 4.2m x 3.3m (13'9" x 10'9") (MAX into wardrobe) A good double room built in wardrobes and double glazed window overlooking the rear garden. Radiator. TV arial point.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1 - 4.4m x 3m (14'5" x 9'10") MAX. A generous double master bedroom with fine views across Clennon Valley and sea views towards Brixham. Dual aspect double glazed window. TV arial point. Radiator. Door to:-

DRESSING ROOM - 3m x 2.3m (9'10" x 7'6") (MAX sloped ceiling) Double glazed Velux window. This could also be used as an office or studio. Door to:-

ENSUITE A beautifully appointed shower room with corner shower cubicle and mains fed shower unit. Pedestal wash hand basin and low level WC. Double glazed Velux window. Chrome ladder radiator.

BEDROOM 5 - 2.9m x 2.1m (9'6" x 6'10") MAX. A good single room with double glazed window and radiator. Eaves storage. Views towards Clennon Valley. Eaves storage is part boarded and has a light.

BEDROOM 4 - 3.1m x 2m (10'2" x 6'6") MAX. Another good sized single room with double glazed window enjoying distant sea views. Radiator. Bedside wall light, fitted wardrobe and chest of drawers.

BEDROOM 3 - 3.1m x 2m (10'2" x 6'6") MAX. A single room with double glazed window and distant sea view. Radiator. Bedside light. Fitted wardrobe, chest of drawers and loft access which is part boarded and has a light.

ANNEXE Accessed either from the main house or a private door from outside.

LOUNGE/KITCHEN/DINER - 4.2m x 4m (13'9" x 13'1") MAX. A great room having ample space for a dining set and sofas being open to the kitchen which is fitted with matching wall and base units with inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Built in oven and hob plus cooker hood. Space for fridge/freezer. There is plumbing for a washing machine, TV arial point and radiator. Wood effect flooring. Double glazed window to the rear garden. Double glazed door to side footpath.

SHOWER ROOM A white suite comprising vanity unit with inset wash hand basin and low level WC. Shower cubicle with glazed door and acrylic panelling, shower fitment and fan heater. Double glazed window.

LANDING Half Landing with double glazed window enjoying views to Brixham and Goodrington Rock Walk.

BEDROOM - 5M X 3.4M (16'4" X 11'1") MAX. Sloped ceiling. A large double room with double glazed window to the rear. Built in store cupboard. Built in open fronted wardrobe. Radiator.

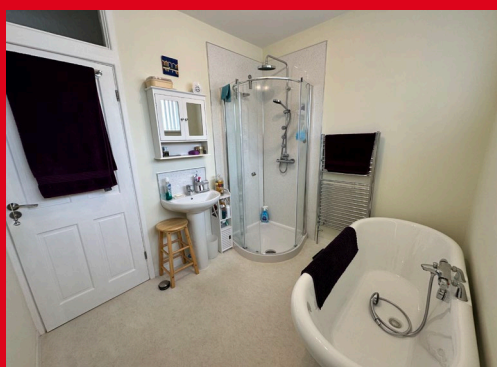
OUTSIDE The property has a landscaped frontage well stocked with a variety of mature plants and shrubs. Footpaths lead to either side of the house.

SIDE PATIO A pleasant sitting area with "Mill stone" patio feature. Steps lead to a level lawn area with raised flower and shrub borders enjoying a sea view. There is a patio area and timber potting shed/greenhouse. Cascade water feature. A further side access has been planted out and has a seating area. This part could be for the sole use of the annexe if desired.

PARKING Driveway for 3-4 cars approximately.

GARAGE 1 - 5.4m x 3m (17'8" x 9'10") MAX. Roller door. Power and light. High level storage.

GARAGE 2 - 5.4m x 4.4m (17'8" x 14'5") Roller door. Power and light. Cold tap. Gas boiler. Double glazed window.





Address 'Penwill Way, Paignton, TQ4 5JN'

Tenure 'Freehold'

Council Tax Band 'F'

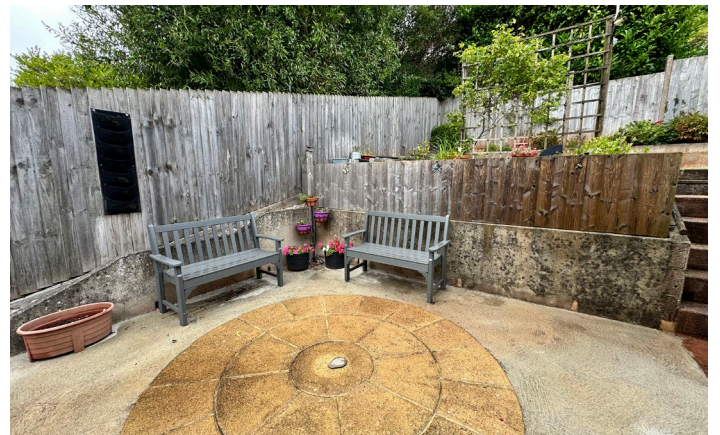
EPC Rating 'TBC'

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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.