



Guide Price £310,000 - £325,000

Leighon Road, Paignton, TQ3 2BQ

This beautifully renovated seafront home is a rare find, offering stunning views and an ideal location. Situated in a peaceful cul-de-sac, it's just steps from Paignton Pier and all the amenities the town has to offer, including restaurants and scenic coastal walks. The property comprises a bright and welcoming hallway, modern kitchen and breakfast room, spacious lounge featuring a Juliet balcony, family bathroom, three bedrooms, en-suite, garage and gardens. Viewings are highly recommended to truly appreciate what this exceptional home has to offer.





uPVC entrance door leading into:-

**ENTRANCE HALL** Laminated flooring, doors off to principle rooms, radiator, cupboard housing the fuse box, telephone point and stairs to first floor landing.

**CLOAKROOM** Suite comprising of low level WC, pedestal wash hand basin, fully tiled walls and extractor.

**KITCHEN BREAKFAST ROOM** - 13' 1" x 9' 7" ( 3.99m x 2.92m ) uPVC double glazed windows and french doors leading out onto level sun decked garden, wall and base units, square edge worktop, stainless steel sink and drainer, part tiled walls, four ring hob, oven underneath, extractor hood overhead, space for a fridge/freezer, space for a washing machine, space for a dishwasher and radiator.

**FIRST FLOOR LANDING** Doors off to principle rooms, storage cupboard, power points, radiator, stairs to the second floor landing.

**LOUNGE** - 13' 1" x 9' 7" ( 3.99m x 2.92m ) uPVC double glazed windows and doors leading out onto sun terrace with views of Paignton pier and the seafront. Power points, coving, spot lighting, new carpets, tv point and radiator.

**CLOAKROOM** Suite comprising of low level WC, wash hand basin, fully tiled walls, radiator and extractor.

**BEDROOM THREE** - 9' 3" x 13' ( 2.82m x 3.96m ) uPVC double glazed windows, power points, coving and radiator.

**SECOND FLOOR LANDING** Storage cupboard and loft access.

**BEDROOM ONE** - 13' 1" x 9' 3" ( 3.99m x 2.82m ) uPVC double glazed window, power points, radiator and door leading into ensuite.

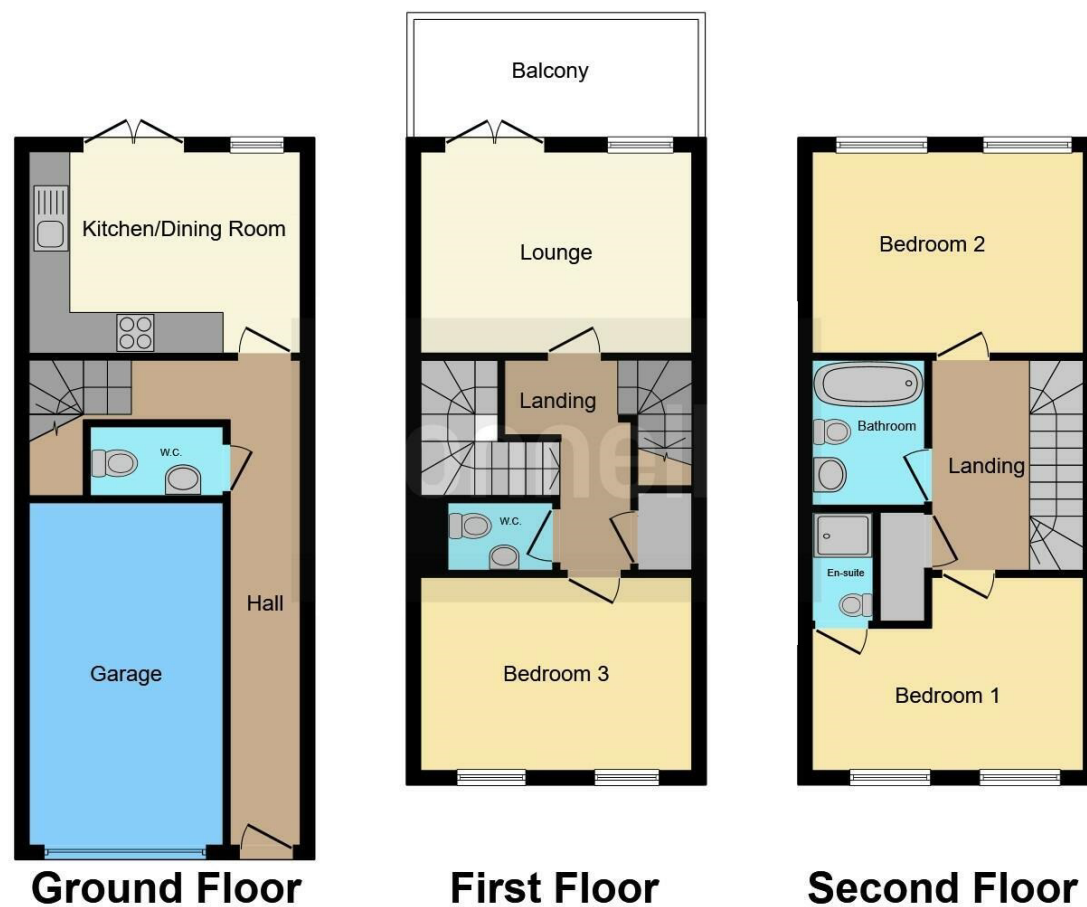
**ENSUITE** New suite comprising of low level WC, vanity wash basin unit with mixer tap over and shower cubicle with wall mounted shower. Part tiled walls and radiator.

**BEDROOM TWO** - 13' x 9' 7" ( 3.96m x 2.92m ) uPVC double glazed window, power points and radiator.

**BATHROOM** Pedestal wash hand basin, mixer tap, low level WC, panelled bath with a mains mixer shower over, tiled walls, heated towel rail and extractor fan.

**GARAGE** Electric up and over door with power, lighting and outside tap.

**OUTSIDE** Rear level garden being sun decked. Front has driveway parking and garage.



Address 'Leighon Road, Paignton, TQ3 2BQ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '76 | C'

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