



**Connells**

The Nique Brixham Road  
PAIGNTON



# The Nique Brixham Road PAIGNTON TQ4 7BH

for sale guide price  
**£475,000**



## Property Description

Nestled amidst the serene countryside views, this exquisite detached family home stands as a testament to timeless elegance. Originally constructed in 1938 as a police house for the Devon Constabulary, it radiates the charm of a bygone era. Approaching the property, a grand driveway beckons, offering dual access to the expansive 100-foot rear gardens, where lush greenery and unobstructed countryside vistas create a tranquil haven. Upon entering, the home reveals its character with a versatile space that can serve as a fourth bedroom or an elegant dining room. The cozy lounge boasts an inviting open fireplace, ideal for gatherings on chilly evenings. A well-appointed kitchen, lobby, cloakroom, study, and a sun-drenched conservatory, which overlooks the level rear gardens, complete the ground floor.

Ascending the stairs, you'll discover three generously proportioned double bedrooms and a family bathroom, each exuding a sense of comfort and warmth all with original open fireplaces.

Outside, a workshop area and a convenient carport offer practical utility, while the rear garden captivates with its natural beauty and far-reaching countryside panoramas, complemented by a delightful patio area. The front of the property provides ample parking and a garage, ensuring convenience.

## Accommodation

### Entrance Hallway

Stairs to first floor landing, double radiator, tiled flooring and doors leading to principle rooms.

### Bedroom/reception Room

15' 2" max x 8' 9" max ( 4.62m max x 2.67m max )

uPVC dual aspect double glazed windows to the front and rear, original open feature fireplace with wooden surround, double radiator, tv point and power points,

### Inner Lobby

uPVC door and shelving.

### Lounge/diner

15' 6" max x 11' 3" max ( 4.72m max x 3.43m max )

uPVC dual aspect double glazed window to the rear and front, picture rails, stripped wood flooring and door leading to

## Kitchen

16' 1" max x 9' 9" max ( 4.90m max x 2.97m max )

uPVC dual aspect double glazed windows to the front and rear, ceiling spotlights, breakfast bar, white wall, drawer and base units with splashbacks, range cooker with six ring gas burners and extractor above, space for fridge freezer, inset sink with hose mixer tap over, granite worksurfaces, power points, built in microwave combi, space for fridge freezer, plumbing for washing machine, modern radiator and step leading to

## Cloakroom

uPVC obscure double glazed window to the side aspect and low level wc,

## First Floor Landing

uPVC double glazed window to the rear and doors leading to principle rooms.

## Bedroom One

14' 9" max x 12' max ( 4.50m max x 3.66m max )

uPVC dual aspect double glazed windows to the front and rear, picture rails, original open feature fireplace, built in wardrobe area with uPVC double glazed window, tv point, power points and stripped wooden floor.

## Bedroom Two

11' 4" max x 11' 2" max ( 3.45m max x 3.40m max )

uPVC double glazed window to the front aspect, picture rails, loft access, original open feature fireplace, tv point, power points and stripped wooden floor.

## Bedroom Three

11' 8" max x 9' 8" max ( 3.56m max x 2.95m max )

uPVC double glazed window to the front aspect, picture rail, original open feature fireplace, built in cupboard, radiator and stripped wooden floor.

## Bathroom

uPVC obscure double glazed window to the side aspect, white suite comprising panel enclosed bath, low level wc, pedestal wash hand basin, power shower and tiled flooring.

## Outside

To the front of the property there is driveway parking for ample cars.

The rear garden has a patio area and is mainly laid to lawn area,



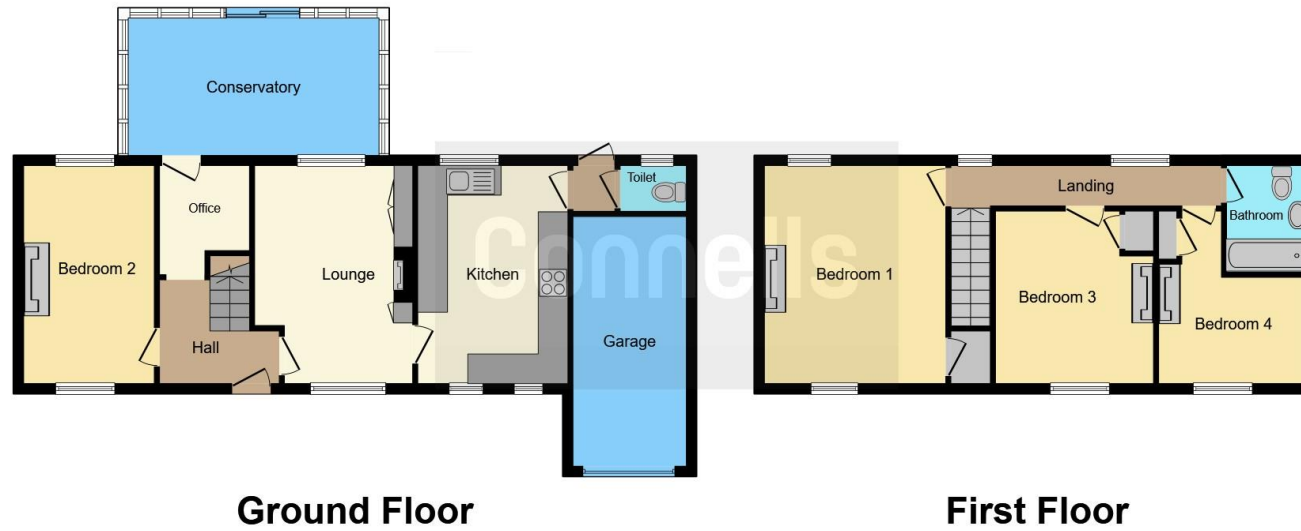












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

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Tenure: Freehold



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