



**Connells**

Colin Road  
PAIGNTON





## Property Description

This remarkable six-bedroom home is a coastal paradise, located just a stone's throw away from the picturesque Preston Beach. From the moment you step inside, you're greeted by a grand and bright hallway that sets the tone for this exceptional property. The large bay-fronted lounge is a beautiful space that bathes in natural light, providing an inviting area for relaxation and entertainment. The fitted kitchen and diner, complete with built-in appliances, is a chef's dream and a hub for family gatherings and meals. On the ground floor, you'll find a bedroom with a master en-suite and a unique feature - its own lounge area that overlooks the beautifully landscaped garden. This area serves as a private oasis, perfect for unwinding and taking in the serene outdoor surroundings. Ascending to the first floor, you'll discover three spacious double bedrooms, each equipped with built-in wardrobes, a study, and a generously sized family bathroom. The second floor reveals two more double bedrooms, ensuring ample space for family and guests. The rear garden is a true gem, boasting a patio area with a pergola over the hot tub for ultimate relaxation. Raised flower beds and shrub borders add to the beauty of the landscape, and a level lawned area is perfect for outdoor activities. For added convenience, the property features driveway parking for two vehicles. With the beach right on your doorstep, this home offers the perfect blend of coastal living and luxurious comfort.

## Accommodation

### Entrance Porch

Vaulted ceiling and tiled flooring and uPVC entrance door leading into

### Entrance Hallway

Stairs leading to first floor landing, dado rails, understairs storage cupboard, power points and doors leading to principle rooms.

### Lounge

15' 3" max x 13' 2" max ( 4.65m max x 4.01m max )

uPVC double glazed bay window to the front aspect, coving, modern wall mounted radiator, tv point, power points and built in tv unit.

### Kitchen

16' 7" max x 10' 1" MAX ( 5.05m max x 3.07m MAX )

uPVC double glazed door to the side aspect, uPVC window, coving, white high gloss wall, base and drawer units, rolled edge worksurfaces with matching splashback and tiled walls, wall mounted combi boiler, stainless steel sink unit with mixer tap over, plumbing for dishwasher, space for american fridge freezer, NEFF double oven, four ring induction hob with extractor above, microwave and oven, power points, dado rails and ceramic floor tiles.

## Ground Floor Bedroom

11' 5" max x 13' 1" max ( 3.48m max x 3.99m max )

Built in wardrobes, in cupboard lighting, modern wall mounted radiator, power points and archway leading into

## Lounge Area

11' max x 10' 3" max ( 3.35m max x 3.12m max )

uPVC double glazed french doors and windows, wall mounted modern radiator, power points and door leading through to

## En-Suite

uPVC obscure double glazed window to the rear aspect, walk in shower, wall mounted power shower, low level wc, white high gloss vanity unit with mixer tap over and part tiled walls.

## Utility Cupboard

Plumbing for washing machine, space for tumble dryer, shelving and power points.

## First Floor Landing

uPVC obscure double glazed window to the side aspect, dado rails, stairs leading to the second floor and doors leading to principle rooms.

## Bedroom One

13' max x 11' 2" maz ( 3.96m max x 3.40m maz )

uPVC double glazed window to the rear aspect, built in wardrobes, picture rails, power points and radiator.

## Bedroom Two

16' 1" max x 11' 5" max ( 4.90m max x 3.48m max )

uPVC double glazed bay window to the front aspect. picture rails, alcoves with built in glass cupboards, radiator, tv point and power points.

## Bedroom Three

10' max x 8' max ( 3.05m max x 2.44m max )

uPVC double glazed window to the front aspect, coving, picture rail and radiator.

## Office/study

6' 5" max x 5' 6" max ( 1.96m max x 1.68m max )

uPVC obscure double glazed window to the side aspect. coving, radiator, tv point, power points, and tiled flooring.

## Bathroom

uPVC obscure double glazed windows to the side aspect, ceiling spotlights, white suite comprising, panel enclosed bath, shower cubicle with wall mounted power shower, low level wc, pedestal wash hand basin, part tiled walls, modern towel rail and tiled flooring.

## Second Floot Landing

Access to the eaves.

## Bedroom Four

12' 6" max x 9' 2" max ( 3.81m max x 2.79m max )

uPVC double glazed window to the rear aspect, eaves storage, radiator, tv point and power points.

## Bedroom Five

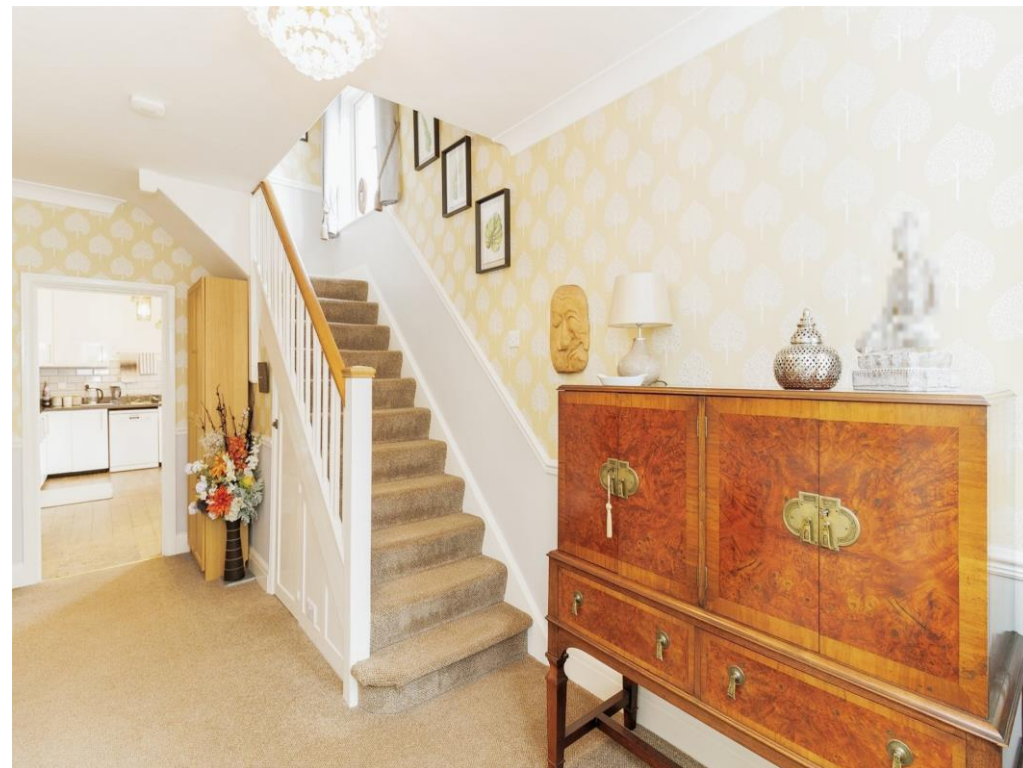
12' 2" max x 9' 2" max ( 3.71m max x 2.79m max )

uPVC double glazed windows to the front aspect, loft access, radiator, tv point and power points.

## Outside

To the front of the property is driveway parking and a path leading to the entrance door.

The rear garden has a new patio area and raised plant and shrub borders, hot tub area, power and lighting, rear access with driveway parking for two vehicles and access to a single garage.













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**EPC Rating: D**

Tenure: Freehold

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