



Connells

Trelissick Road
PAIGNTON



Property Description

Guide Price £350,000 - £375,000 Nestled in a sought-after residential area of Paignton, this delightful 4 bedroom detached home offers a perfect blend of comfort and convenience. As you approach, a spacious driveway welcomes you, providing driveway parking. Upon entry, you are greeted by a bright and airy double aspect lounge and dining room, offering views of the rear garden, creating a serene ambiance perfect for relaxation or entertaining guests.

The well-appointed kitchen, ensures functionality, while a separate utility room and downstairs cloakroom add practicality to everyday living. Upstairs, four generously-sized double bedrooms await, offering ample space for rest and relaxation. The master bedroom features a modern en-suite bathroom complete with heated flooring, while a family bathroom again with heated flooring serves the additional bedrooms, ensuring convenience for all occupants. Convenience extends beyond the home itself, with local schools and transport links nearby, making it an ideal choice for families and commuters alike. Whether it's a quick trip to school or an easy commute to work, this home offers easy access to essential amenities and services. Outside, the rear garden provides a tranquil retreat, offering opportunities for outdoor leisure and al fresco dining during warmer months. With its charming features and practical layout, this home presents a wonderful opportunity to embrace comfortable living in a desirable location.

Accommodation

Driveway leads up to a uPVC entrance door.

Entrance Porch

Power points, laminate flooring, shoe storage, mirror and door leading into

Lounge

16' 7" max x 13' 5" max (5.05m max x 4.09m max)

uPVC double glazed bay window to the front aspect, stairs leading to the first floor landing, double radiators, laminate flooring and archway leading through to

Dining Room

10' 7" max x 7' 7" max (3.23m max x 2.31m max)

uPVC double glazed french doors leading out to the rear garden, radiator and laminate flooring.

Kitchen

10' 1" max x 9' 5" max (3.07m max x 2.87m max)

uPVC double glazed window to the rear aspect, matching wall, base and drawer units, rolled edge worksurfaces, 1 1/2 stainless steel sink unit with mixer tap over, four ring gas hob with extractor above and built in oven below, radiator, part tiled walls, power points and space for fridge/freezer,

Utility Room

5' 8" max x 5' 5" max (1.73m max x 1.65m max)

uPVC double glazed window to the rear aspect, rolled edge worksurface, plumbing for dishwasher and washing machine, wall mounted combi boiler, back door leading to garden and door leading to

Downstairs Cloakroom

uPVC obscure double glazed window to the side aspect, ceiling spotlights, new suite comprising white high gloss vanity unit with mixer tap over, part tiled walls, wc, modern chrome towel rails, mirror, extractor and tiled flooring.

First Floor Landing

Loft access with a built in loft ladder to part boarded loft and lighting. Power points and doors leading to principle rooms.

Bedroom One

13' 4" max x 10' 8" max (4.06m max x 3.25m max)

uPVC double glazed window to the front aspect, laminate flooring, radiator and door leading into

En-Suite

uPVC obscure double glazed window to the front aspect, new suite comprising, built in white high gloss vanity unit with mixer tap over, LED mirror, wc, fully tiled shower cubicle with wall mounted double headed power shower and tiled flooring with under floor heating, extractor fan.

Bedroom Two

12' 3" max x 9' max (3.73m max x 2.74m max)

uPVC double glazed window to the front aspect, cupboard housing pressurised cylinder, double radiator, power points and laminate flooring.

Bedroom Three

10' 9" max x 8' 7" max (3.28m max x 2.62m max)

uPVC double glazed window to the rear aspect, power points, radiator and laminate flooring.

Bedroom Four

9' 4" max x 7' 3" max (2.84m max x 2.21m max)

uPVC double glazed window to the rear aspect, radiator, power points and laminate flooring.

Bathroom

new suite comprising white panel enclosed bath, wall mounted double headed power shower with glass enclosure, wc, white high gloss vanity unit with mixer tap over, led mirror, part tiled walls, fully tiled, heated flooring, built in high gloss storage cupboard and extractor.

Outside

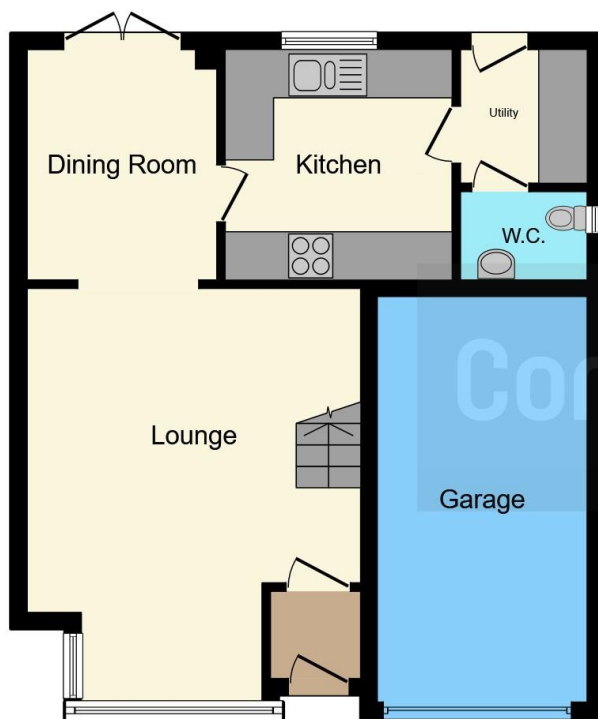
To the front of the property is driveway parking for two vehicles.

The rear garden has a small patio area, laid to lawn with steps leading up to a level lawned area, raised flower and shrub borders, outside tap and lighting.

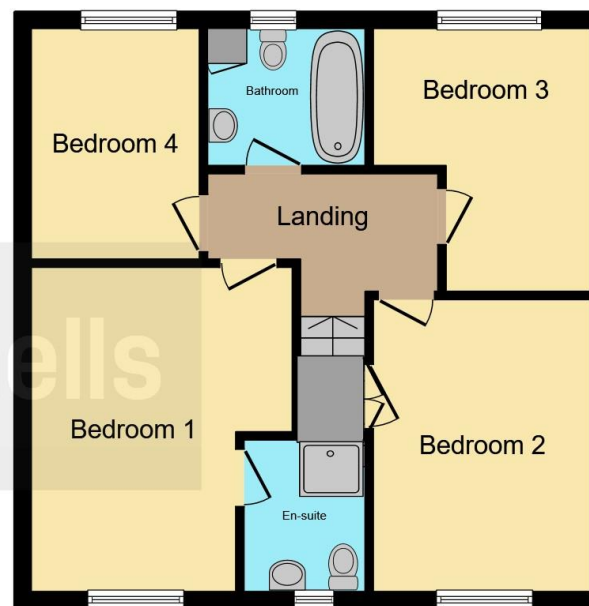








Ground Floor



First Floor

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.

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EPC Rating: C

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Tenure: Freehold



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Property Ref: PGN311645 - 0008