



Connells

Waterleat Avenue
PAIGNTON



Property Description

This charming three-bedroom home nestled in a sought-after residential area of Paignton offers an inviting living space ideal for families. Upon entering, you're greeted by a luminous lounge that seamlessly transitions into an extended kitchen and diner, providing ample space for gatherings and everyday living. The kitchen overlooks a level rear garden, enhancing the sense of openness and connection to the outdoors. Convenience is key with a downstairs cloakroom, adding practicality to the layout. Upstairs, three well-proportioned bedrooms await, along with a family bathroom, ensuring comfort and privacy for all occupants. Outside, the property boasts parking space for multiple vehicles, a valuable asset in any neighbourhood. The rear garden features a delightful patio and a neatly manicured lawn, perfect for outdoor relaxation and play. With its proximity to local schools and amenities, this home offers both convenience and comfort for modern family living.

Accommodation

uPVC entrance porch leading into

Lounge

16' 1" max x 10' 4" max (4.90m max x 3.15m max)

uPVC double glazed window to the front aspect, coving, double radiator, tv point and power points.

Kitchen/Diner

22' 6" max x 16' 5" max (6.86m max x 5.00m max)

uPVC dual aspect double glazed windows to the side and rear, uPVC door to the side aspect, skylight, built in storage cupboard, wall, base and drawer units, rolled edged worksurfaces, space for fridge/freezer, space for slimline dishwasher, plumbing for washing machine, double stainless steel sink unit with mixer tap over, part tiled walls, power points, stairs leading to first floor landing and door leading to

Downstairs Cloakroom

uPVC obscure double glazed window to the rear aspect, ceiling spotlights, low level wc, vanity wash basin unit with mixer tap over, fully tiled walls and extractor.

Outside

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

To the rear of the property is a large level lawned area, shed, decked area, pathway, outside tap, flower and shrub borders.

First Floor Landing

Loft access, power points and doors leading to principal rooms.

Bathroom

uPVC obscure double glazed window to the rear aspect, panel enclosed bath, low level wc, pedestal wash hand basin and part tiled walls.

Bedroom Two

9' 8" max x 9' 6" max (2.95m max x 2.90m max)

uPVC double glazed window to the front aspect , radiator, tv point and power points,

Bedroom Three

8' 1" max x 7' 1" max (2.46m max x 2.16m max)

uPVC double glazed window to the front aspect, radiator, tv point and power points.

Bedroom One

10' 3" max x 7' 7" max (3.12m max x 2.31m max)

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









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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