



**Connells**

Clifton Grove  
Paignton



## Property Description

This three-bedroom family home, nestled in a tranquil cul-de-sac close to Paignton town, presents a fantastic opportunity for comfortable living near the coast. Paignton offers scenic coastal walks and a variety of amenities, making it an ideal location for families. Upon entering, you are welcomed into a bright double-aspect lounge, which seamlessly connects to the dining room through an elegant archway, creating an open and inviting living space. The modern fitted kitchen is perfect for culinary enthusiasts, providing both style and functionality. The property boasts three well-proportioned bedrooms, offering ample space for family living. The luxurious bathroom adds a touch of sophistication, ensuring a comfortable and relaxing environment. One of the standout features of this home is the versatile basement, currently used as a utility area, providing additional storage or potential for further development. Outside, the property includes parking space for two vehicles, a significant advantage in this desirable area. This home combines modern living with a serene setting, making it a perfect choice for those seeking both convenience and tranquility. Don't miss the chance to make this charming property your own and enjoy all that Paignton has to offer.

## Accommodation

Gated entrance leading upto wood glazed entrance door.

## Hallway

Doors leading to principle rooms, stairs leading to first floor, gas central heated radiator and internet point.

## Lounge

12' 9" max x 12' max ( 3.89m max x 3.66m max )

Double aspect. Front aspect uPVC double glazed window and rear aspect window. Tv point, power points and gas central heated radiator. Archway leading into dining room

## Dining Room

12' 4" max x 10' 8" max ( 3.76m max x 3.25m max )

Archway leading through. Built in storage with wall mounted combination boiler. Power points and gas central heated radiator.

## Kitchen

8' 9" max x 6' 9" max ( 2.67m max x 2.06m max )

Rear aspect wood glazed window and door leading out to rear garden. A modern and newly fitted kitchen with a range of wall, base and drawer units with square edged work surfaces above. A 1 bowl composite sink and drainer unit. A range cooker with gas hob and extractor hood above. Space for an under counter fridge, complimentary tile backsplash.

## Landing

Loft access and doors to principle rooms.

## Bedroom One

14' 4" max x 10' 8" max ( 4.37m max x 3.25m max )

Front aspect uPVC double glazed bay window, Power points and radiator.

## Bedroom Two

11' 7" max x 8' 1" max ( 3.53m max x 2.46m max )

Rear aspect uPVC double glazed window. Power points and radiator.

## Bedroom Three

7' 8" max x 8' 2" max ( 2.34m max x 2.49m max )

Front aspect uPVC double glazed window. Power points.

## Bathroom

Rear aspect obscure uPVC double glazed window. New suite comprising of comprising of a low level flush WC, a pedestal wash hand basin, a clawfoot freestanding bathtub and a corner shower unit with wall mounted power shower. Complimentary tiled walls and flooring, Modern towel rail.

## Outside

A low maintenance front garden laid to patio slabs. The outside space to the rear has been opened up to allow off road parking for 2 vehicles. Outdoor tap.

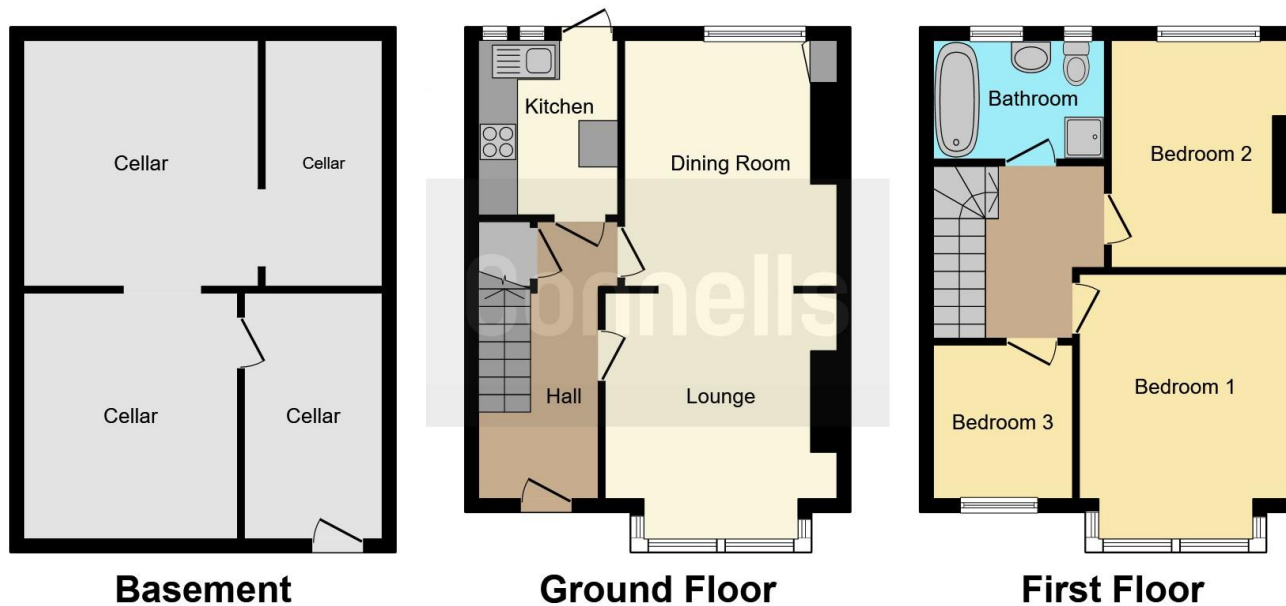
## Basement

full size basement with utility room, plumbing for washing machine and a sink unit









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](http://www.focalagent.com)

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**T 01803 400 888**  
**E [paignton@connells.co.uk](mailto:paignton@connells.co.uk)**

51 Hyde Road  
 PAIGNTON TQ4 5BP

**EPC Rating: Awaiting**

Tenure: Freehold

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