





## Property Description

This is an amazing opportunity to acquire a charming three-bedroom family home with an additional loft room. Upon entrance, you are greeted by a bright living room, with a focal point being a cozy log-burning stove. Adjacent to the living room is a modern fitted kitchen and breakfast room, featuring high-gloss units and built-in appliances, with a rear aspect overlooking the garden.

Upstairs on the first floor, there are three good-sized bedrooms, each offering ample space and natural light. The beautiful, modern family bathroom is designed with contemporary fixtures and fittings, providing a relaxing space for the whole family. On the second floor, the loft room offers a versatile space currently used as either a bedroom or a study, perfect for various needs.

Outside, you will find a utility area, adding extra convenience for household chores. The garden is low-maintenance, featuring patio areas and a sundeck, ideal for outdoor activities and entertaining. The property also benefits from rear access, providing additional ease and flexibility.

Located close to town, this home offers easy access to shops, amenities, and local schools, making it a perfect choice for families seeking a blend of comfort, modern living, and convenience. This property presents a fantastic opportunity to settle in a well-connected and friendly community.

## Accommodation

Steps lead up to uPVC entrance door which leads into the

## Entrance Hallway

Ceiling spotlights, orner cupboard housing electric meter, understairs storage, radiator, stairs to first floor landing and doors leading to principal rooms.

## Lounge

17' 1" into bay x 11' 6" max ( 5.21m into bay x 3.51m max )

uPVC double glazed window to the front aspect, coving, dado rails, feature log burner, power points and tv point.

## Kitchen/Diner

17' 1" max x 8' 7" max ( 5.21m max x 2.62m max )

uPVC sliding patio doors to the rear aspect, uPVC double glazed window to the rear aspect, matching high gloss wall, base and drawer units, 1 1/2 bowl sink unit with mixer tap over, four ring induction hob with extractor, built in eye level oven, rolled edge worksurfaces with matching splashbacks, power points, fully tiled walls, plumbing for dishwasher, space for fridge freezer and radiator.

## First Floor Landing

Stairs leading to the second floor.

## Bathroom

Two obscure uPVC double glazed windows, ceiling spotlights, corner shower cubicle with wall mounted power shower, fully tiled walls, free standing bath with mixer tap and shower head over, low level wc, white high gloss vanity unit with mixer tap over and modern chrome towel rail.

## Bedroom One

14' 3" into bay x 11' max ( 4.34m into bay x 3.35m max )

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

## Bedroom Two

12' 1" max x 9' 6" max ( 3.68m max x 2.90m max )

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

## Bedroom Three

7' 9" max x 6' 7" max ( 2.36m max x 2.01m max )

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

## Bedroom Four

17' 2" max x 13' 9" into eaves ( 5.23m max x 4.19m into eaves )

Four uPVC double glazed velux windows, tv point, power points and eaves storage both sides.

## Outside

### Outbuilding/Utility Room

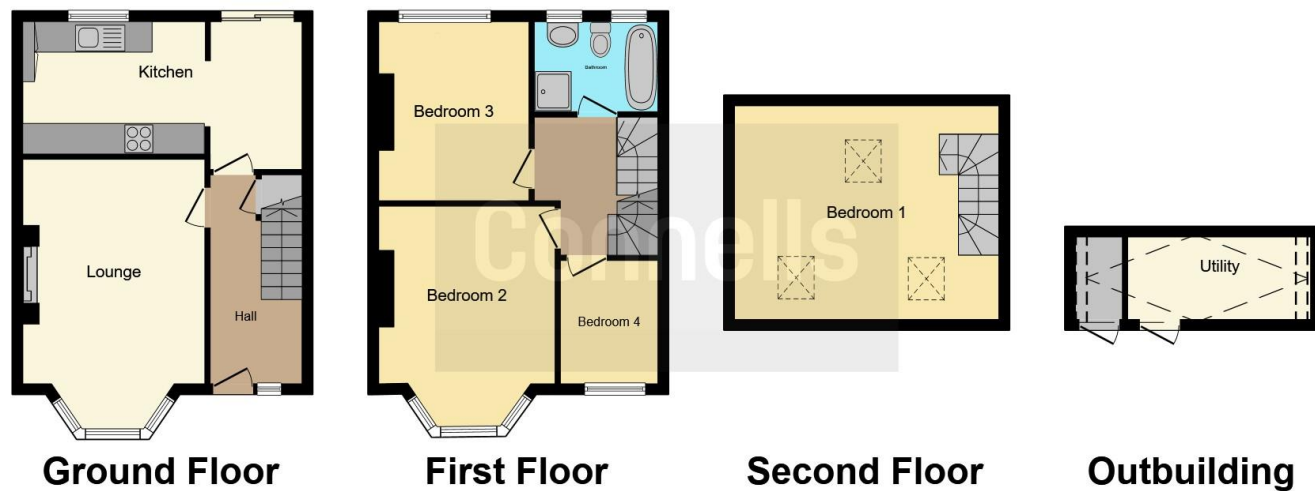
11' 9" max x 5' 7" max ( 3.58m max x 1.70m max )

uPVC obscure double glazed window to the front aspect, plumbing for washing machine, space for fridge freezer and tumble dryer.









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)

To view this property please contact Connells on

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

51 Hyde Road  
 PAIGNTON TQ4 5BP

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/PGN311947](http://connells.co.uk/Property/PGN311947)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PGN311947 - 0003