



Connells

Cliff Road
Paignton



Property Description

Seize the opportunity to acquire this beautifully extended three-bedroom fisherman's cottage, perfectly nestled in the heart of Roundham Harbour area. Situated on the level, this charming property offers an ideal blend of traditional character and modern convenience. Upon entering, you are welcomed into a bright, double-aspect lounge that seamlessly flows into a spacious dining room, perfect for entertaining or relaxing. An elegant archway connects you to a newly fitted kitchen, complete with built-in appliances, which overlooks a delightful courtyard garden, providing a serene outdoor space.

Further enhancing the ground floor is a handy utility room, ideal for additional storage, and a brand-new bathroom, thoughtfully designed with contemporary fixtures. Upstairs, the master bedroom features its own en-suite, offering a private retreat. The second bedroom is equally inviting, with direct access to a shared en-suite bathroom, while a third double bedroom provides ample space for family or guests.

Outside, the property benefits from convenient parking at the front. The added advantage of having no onward chain makes this an even more attractive proposition. This unique cottage combines coastal living with modern comforts, making it an ideal home or investment opportunity in a sought-after location.

Accommodation

Entrance gate leading upto entrance porch with door leading into.

Lounge

13' 5" max x 12' 9" max (4.09m max x 3.89m max)

Double aspect. Front aspect Sash window, side aspect double glazed window. tv point, power points, picture rail and radiator. Wall lighting and ceiling. Door leading into inner hallway.

Hallway

stairs leading to first floor and door leading into dining room.

Dining Room

14' 3" max x 10' 7" max (4.34m max x 3.23m max)

Side aspect uPVC double glazed window. Tiled flooring, radiator, ceiling and wall lighting. Archway leading through to kitchen, Understairs storage cupboard,

Kitchen

9' 9" max x 8' 2" max (2.97m max x 2.49m max)

Rear aspect uPVC double glazed window. New kitchen comprising of matching wall, base and draw units. Compact work surfaces with Four ring gas hob and built in electric oven below and chrome extractor over. 1 1/2 sink unit with mixer tap over, integral dishwasher, space for fridge freezer, spot lighting and tiled flooring. Archway through to utility area.

Utility Room

5' 3" x 7' 8" (1.60m x 2.34m)

Matching wall and base units, compact work surfaces. New Worcester wall mounted combi boiler, plumbing for washing machine and tiled flooring.

Inner Lobby

Side aspect uPVC double glazed door leading out onto courtyard garden. Door leading through to:

Bathroom

Side aspect uPVC double glazed obscure window. Suite comprising of panel enclosed bath with mixer tap over. Wall mounted electric shower, pedestal wash hand basin and low level wc. Modern chrome towel rail and tiled flooring.

Landing

Doors off to principal bedrooms, side aspect uPVC double glazed window, loft access and radiator,

Bedroom One

10' 8" max x 13' 1" max (3.25m max x 3.99m max)

Double aspect. Front aspect double glazed sash windows and side aspect double glazed window. Power points and radiator. Built in wardrobe. Door leading into jack and jill ensuite.

Jack And Jill Ensuite

Suite comprising of shower cubicle with wall mounted shower and wash hand basin.

Bedroom Two

10' 5" x 10' (3.17m x 3.05m)

Rear aspect uPVC double glazed window, power points, radiator and door leading to jack and jill ensuite.

Bedroom Three

10' x 8' 1" (3.05m x 2.46m)

Rear aspect uPVC double glazed sash window, power points and radiator.

Outside

To the front of property is enclosed walling with front garden and parking space.

The rear garden is courtyard being fully enclosed.









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

To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/PGN312008



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN312008 - 0008