



**Connells**

Northleat Avenue  
PAIGNTON





## Property Description

Connells are pleased to bring to the market this extended Two bedroom semi detached home in a quite cul-de-sac location. This home welcomes you into a bright lounge, kitchen, Two good sized bedrooms, family bathroom. Large rear garden that overlooks woodlands. Viewings are highly recommended to appreciate all this home has to offer.

## Accommodation

Steps lead up to a uPVC door which leads into

## Entrance Porch

uPVC double glazed window to the side aspect and door leading into

## Lobby

with door leading into

## Kitchen

9' 11" max x 11' 8" max ( 3.02m max x 3.56m max )

uPVC double glazed window to the rear aspect, matching wall, base and drawer units, space for cooker, space for fridge, plumbing for washing machine, 11/2 bowl stainless steel sink unit with mixer tap over, radiator and door leading through to

## Lounge

16' max x 15' 6" max ( 4.88m max x 4.72m max )

uPVC double glazed window to the rear aspect, feature fireplace, tv point and power points.

## Hallway

Doors leading to principle rooms.

## Bedroom One

12' max x 11' 5" max ( 3.66m max x 3.48m max )

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



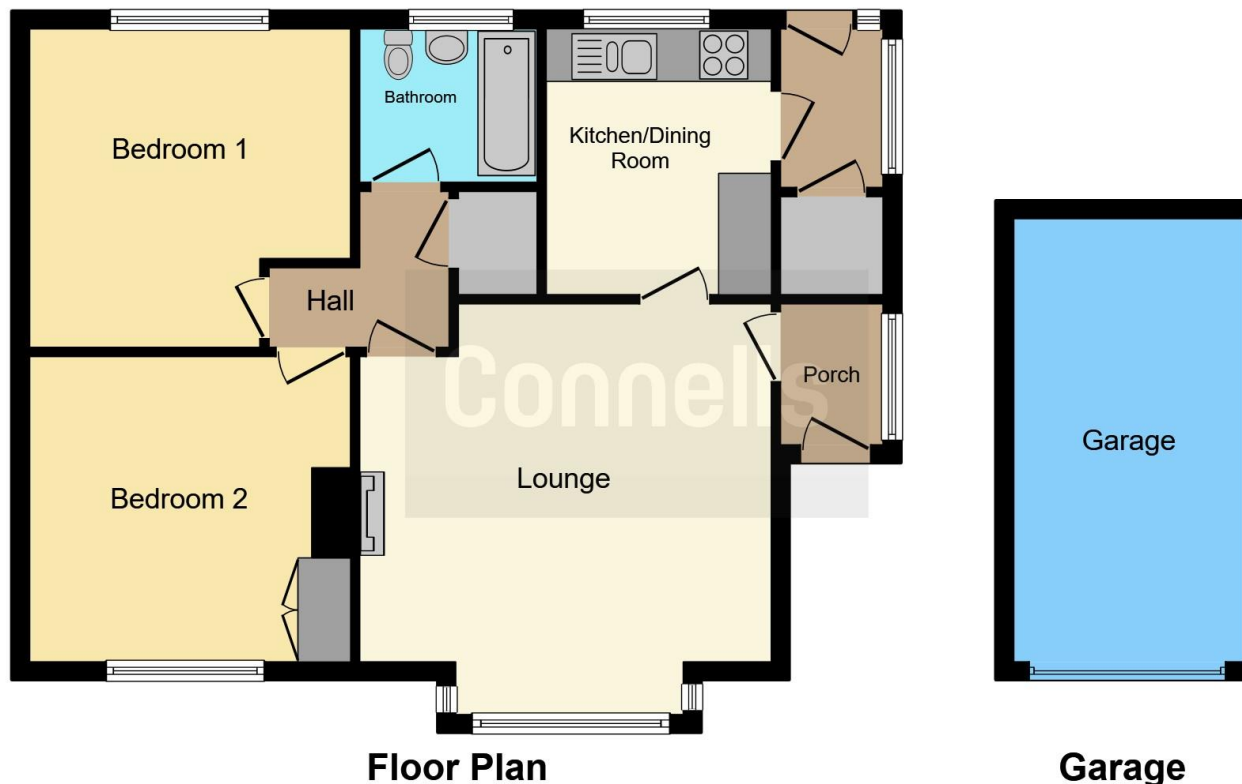












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

Tenure: Freehold

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