



Connells

Courtenay Brixham Road
PAIGNTON

Courtenay Brixham Road PAIGNTON TQ4 7BQ

for sale guide price
£375,000



Property Description

This is an incredible opportunity to acquire a deceptively spacious four-bedroom detached chalet bungalow offering breathtaking countryside views and an array of desirable features.

On entry, the welcoming reception hall leads to a double-aspect lounge, providing a bright and airy living space. The ground floor boasts two well-proportioned bedrooms, a family bathroom, and a large kitchen and breakfast room, which overlooks the beautifully landscaped gardens. The expansive conservatory, larger than average, offers a serene space to relax and enjoy the garden views year-round.

The first floor features two additional double bedrooms and a shower room, providing flexible living arrangements ideal for families or guests.

Externally, the property impresses with ample driveway parking at the front, leading to a detached garage. To the rear, the garden extends approximately 100 meters, featuring three outbuildings, a lawned area, and multiple large patio areas, making it perfect for entertaining, gardening, or simply enjoying the outdoors.

Situated close to local amenities, excellent transport links, and within catchment for sought-after grammar and primary schools, this home perfectly balances convenience with peaceful living.

With its generous proportions, stunning views, and versatile layout, this property is truly a rare find. Viewings are highly recommended to fully appreciate all it has to offer! Don't miss this chance to secure your dream home.

Accommodation

uPVC double glazed entrance door leading into entrance porch.

Entrance Porch

Door leading into entrance hall

Entrance Hall

Radiator, power points, alarm control unit, built in airing cupboard housing factory lagged hot water cylinder and doors leading to principle rooms

Lounge

12' 4" max x 14' 4" max (3.76m max x 4.37m max)

uPvc double glazed bay window, feature fireplace, tv point, power points, radiator and archway leading through to dining room.

Dining Room

10' 9" max x 8' 8" max (3.28m max x 2.64m max)

Rear aspect uPVC double glazed door leading through to large sunroom, wall mounted Worcester combi boiler, power points and radiator.

Conservatory

15' 8" x 12' 6" (4.78m x 3.81m)

Large dual aspect uPVC double glazed windows and french doors overlooking landscaped rear gardens, power points and radiators.

Breakfast Room

10' 9" max x 10' 8" max (3.28m max x 3.25m max)

Power points, radiator and pine staircase leading to first floor, Built in cupboards with shelving. Picture rails and archway leading through to kitchen,

Kitchen

15' 8" max x 15' 2" max (4.78m max x 4.62m max)

Double aspect uPVC double glazed window to the rear aspect and side aspect uPVC tilt and turn sliding patio doors leading into sunroom. Kitchen comprising of matching wall, base and drawer units, Rolled edge work surfaces with dual fuel oven with six ring gas hob and stainless steel extractor over. Plumbing for dishwasher. Stainless steel sink unit with mixer tap over, Plumbing for dishwasher, Peninsula breakfast bar and Island with cupboards below.

Utility Room

10' 1" x 7' 6" (3.07m x 2.29m)

Rear aspect uPVC double glazed window and door leading out onto rear garden. Rolled edge work surfaces with matching wall, base and draw units. Space and plumbing for washing machine and space for tumble dryer and fridge freezer. Radiator,

Bedroom One

12' 4" max x 14' 4" max (3.76m max x 4.37m max)

Front aspect uPVC double glazed Bay window, Tv point, power points and radiator.

Bathroom

Rear aspect obscure double glazed window. Modern fitted bathroom comprising of panel enclosed bath with shower attachment over, Vanity wash basin unit the mixer tap over and cupboard below. Low level wc, Fully tiled walls and modern chrome towel rail.

Bedroom Two/ Study

8' 8" x 7' 6" (2.64m x 2.29m)

Side aspect uPVC double glazed window, radiator and power points.

First Floor Landing

Built in cupboards with shelving and power points. Doors off to principle rooms.

Bedroom Three

11' max x 8' max (3.35m max x 2.44m max)

Front aspect uPVC double glazed window with superb countryside views, Power points and radiator,

Bedroom Four

8' 9" x 7' 11" (2.67m x 2.41m)

Rear aspect double glazed window. Radiator, Power points and access to eve storage with power and lighting.

Shower Room

Suite comprising Corner shower cubicle with wall mounted shower, Vanity wash basin unit, low level wc, heated towel rail, extractor and wall mounted electric heater.

Outside

Front garden has ample driveway parking for multiple vehicles, boat and caravan. Leading upto garage, plant and shrub borders,

Rear garden extends to approximately 100ft in length. with lawned sections, patio areas, useful timber shed, palm trees, vegetable plot and a further two timber sheds enclosed by mature hedging. Outside light and tap.









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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