



**Connells**

Corsham Road  
Paignton





## Property Description

This is a fantastic opportunity to acquire a charming two-bedroom home, ideally situated close to the heart of this vibrant town and just a short distance from stunning coastal walks.

As you step into the property, you are welcomed by a bright and spacious bay-fronted lounge, perfect for relaxing or entertaining. Moving through, a separate dining room overlooks the well-equipped kitchen, which features built-in appliances, offering both functionality and style. The ground floor is completed by a convenient downstairs wet room.

Upstairs, you will find two generously sized double bedrooms, both offering ample space and comfort. A further family bathroom serves the upper level, adding to the home's practicality.

The location is truly exceptional, placing you within easy reach of the town's amenities, including shops, cafes, and restaurants, as well as local schools. Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a valuable addition to your portfolio, this home presents an outstanding opportunity.

With its excellent location, well-proportioned rooms, and potential for personalization, this property is highly recommended for viewing. Don't miss out on making this house your next home or investment!

## Accommodation

uPVC entrance door leading into

### Lounge

14' 9" x 13' 3" ( 4.50m x 4.04m )

Front aspect uPVC double glazed bay window, tv point, power points, picture rails and radiator.

### Inner Lobby

Stairs to first floor.

### Dining Room

10' 8" x 13' 3" ( 3.25m x 4.04m )

Understairs storage, Cupboard, power points and radiator, Laminated flooring. Opens that look through to kitchen. Archway through to kitchen.

### Kitchen

13' 7" x 10' 10" ( 4.14m x 3.30m )

Rear aspect uPVC double glazed window. Kitchen comprising of matching base and draw units. Laminated flooring, Space for oven, rolled edge work surface. Single drainer sink unit, Four ring gas hob, plumbing for washing machine, led lighting, Breakfast bar.

## Inner Looby

uPVC double glazed door leading to rear garden and door leading into wet room. Wall mounted combi boiler.

## Wet Room

Side aspect uPVC obscure window. Suite comprising of wall mounted power shower, wall basin with mixer tap over and low level wc.

## First Floor Landing

Loft access and doors leading to.

## Bedroom One

11' 2" x 14' 9" ( 3.40m x 4.50m )

Front aspect uPVC double glazed window, Picture rail, radiator and power points.

## Bathroom

Rear aspect uPVC obscure window, Suite comprising of panel enclosed bath with mixer tap over, pedestal wash hand basin and low level wc, Part tiled walls and radiator.

## Bedroom Two

7' 9" x 13' 8" ( 2.36m x 4.17m )

Rear aspect uPVC double glazed door, radiator and power points.

## Outside

Front garden has shrub and plant borders.

Rear garden is mainly patio with outside tap. Workshed. Also rear access to service lane. Potential for parking. Utility shed that houses plumbing and electrics.















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

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**EPC Rating: C**

Tenure: Freehold

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