



Connells

Cambrian Close  
Paignton





## Property Description

Connells is delighted to present this charming three-bedroom home, nestled in the tranquil cul-de-sac of Cambrian Close. Lovingly maintained by a single owner over the years, this property offers a unique opportunity for families, first-time buyers, or investors to infuse their personal touch and transform it into a dream residence. While the home has been lovingly maintained, it presents an excellent opportunity for new owners to modernize and personalize the space to their preferences. Whether updating the kitchen and bathroom, refreshing the décor, or redesigning the garden, this property offers endless possibilities to create a bespoke family home. We highly recommend arranging a viewing to fully appreciate the charm and potential this property has to offer.

## On Approach

As you approach the property, you are greeted by a spacious driveway that provides ample parking space and leads up to the garage, offering convenient access to the house. Upon entering, you are welcomed into a light-filled hallway, leading to the living areas of the home

## Lounge

17' 8" x 11' 3" ( 5.38m x 3.43m )

Entering the home, a bright and airy hallway welcomes you, setting the tone for the rest of the property. To the left, the lounge offers a cozy retreat with views overlooking the front garden, perfect for relaxation and family gatherings.

## Kitchen & Diner

13' 9" x 9' 6" ( 4.19m x 2.90m )

The kitchen, which is a functional space with plenty of potential for modern upgrades. The kitchen overlooks the beautifully landscaped gardens, providing a serene backdrop while cooking or enjoying a meal. The current layout is practical and offers sufficient room for a dining area, making it ideal for family mealtimes or entertaining friends. While the kitchen does require some updating, it offers a fantastic foundation for creating a stylish and contemporary space tailored to your tastes.

## Master Bedroom

11' 9" x 10' 3" ( 3.58m x 3.12m )

Upstairs, the property boasts three well-proportioned double bedrooms, each offering plenty of space for furniture and personal belongings. The rooms are bright and spacious, with ample storage options and lovely views over the surrounding area. The master bedroom, in particular, benefits from an abundance of natural light and offers a peaceful retreat at the end of the day. Also offering master ensuite,

The family bathroom is also located on the first floor and, like much of the home, presents an opportunity for improvement. While functional, the bathroom could benefit from some modernization to bring it in line with current design trends. However, it offers a solid base for creating a relaxing and stylish space, whether you choose to update the fixtures, tiles, or overall design.

## Bedroom Two

11' 7" x 7' 7" ( 3.53m x 2.31m )

The second bedroom is also a double bedroom generously sized and could serve a variety of purposes, whether as additional bedrooms, a home office, or a guest room.

## Bedroom Three

8' 4" x 6' 1" ( 2.54m x 1.85m )

Rear aspect overlooking level landscaped gardens. Also good sized and could serve a variety of purposes, whether as additional bedrooms, a home office, or a guest room.

## Outside

The outside of the property is equally impressive, with a level, well-maintained rear garden that is perfect for outdoor entertaining or simply relaxing in a peaceful environment. The garden features both a patio and lawned areas, providing a versatile space for various activities. Whether you enjoy gardening, hosting barbecues, or simply unwinding in a private space, the garden offers a wonderful setting to do so. The garden is also easily accessible from the house, with direct access to the garage, making it convenient for storing outdoor equipment or enjoying a hobby.

## Location

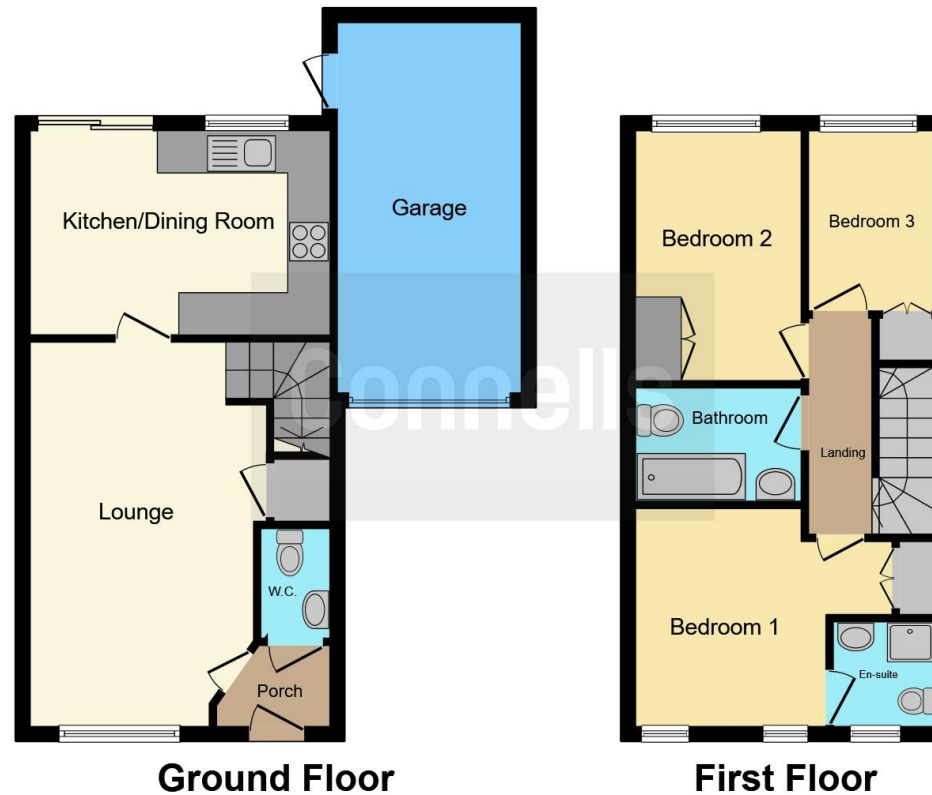
The location of the home is another significant advantage. Cambrian is a highly sought-after area, known for its excellent schools, local amenities, and transport links. The property is just a short distance from schools, making it an ideal choice for families with children. Additionally, there are a variety of shops, cafes, and other amenities nearby, ensuring that everyday needs are easily met. For those who commute, the location provides convenient access to transport links, ensuring that both local and wider travel options are within reach.











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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/PGN312654](http://connells.co.uk/Property/PGN312654)**



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