



Connells

Harberton Close
PAIGNTON



Property Description

****Guide £260,000 - £270,000**** Connells are delighted to bring to the market this fantastic four bedroom home, . The property offers fantastic potential to update and personalise, making it a brilliant opportunity to create your dream home. The property offers an exciting opportunity for someone to really make it their own. Having been lovingly maintained for many years, it now presents the chance to update and modernise to suit your own tastes and needs, whether you are looking to create an open-plan living space, extend further (subject to planning), or simply enjoy the house as it is.

This is truly a must-see property Located close to well-regarded local schools, shops, and other amenities, Roselands continues to be a highly sought-after area for families and professionals alike. The property offers fantastic potential to update and personalise, making it a brilliant opportunity to create your dream home in a great location.

On Approach

On approach, the property is set back from the road behind a generous and attractive driveway providing ample off-road parking - ideal for multiple vehicles. The front garden frames the house beautifully and adds to the welcoming feel from the moment you arrive.

Bedroom Four /Study

14' 3" x 7' 8" (4.34m x 2.34m)

From here, you can enter a versatile room that is currently used as a study but could easily serve as a fourth bedroom depending on your needs. Whether you require a home office, a guest bedroom, or even a playroom, this adaptable space provides valuable flexibility for modern family living

Porch

Stepping inside, you are greeted by an internal lobby, which provides a useful space for coats and shoes and offers access into the rest of the home

Lounge

24' 7" max x 10' 6" max (7.49m max x 3.20m max)

Continuing through the property, a doorway leads you into the large, light-filled living room. This impressive space features large windows that overlook the attractive front gardens, allowing plenty of natural light to pour in and creating a bright and welcoming atmosphere. The generous proportions of the living room make it perfect for entertaining, family gatherings, or simply relaxing after a busy day.

Kitchen

10' max x 8' 6" max (3.05m max x 2.59m max)

From the living room, you walk through to the kitchen, which overlooks the rear gardens. The kitchen is fitted with a range of built-in appliances and offers ample storage and workspace, ideal for busy family life. Its position to the rear of the property means you can enjoy views out over the garden while cooking or dining, giving a real sense of peace and privacy.

Wetroom

Towards the back of the ground floor, you will also find a conveniently located wet room. Practical and accessible, the wet room is a real asset for busy households, offering a modern and functional space that complements the home perfectly.

Bedrooms

Heading upstairs, the first floor offers three generously sized double bedrooms. Each bedroom provides a comfortable and spacious retreat, with plenty of room for bedroom furniture, wardrobes, and desks if needed. The larger windows continue the home's bright and airy theme, ensuring each room feels open and inviting.

Bedroom One

13' 2" max x 10' 5" max (4.01m max x 3.17m max)

Bedroom Two

11' 6" max x 10' 8" max (3.51m max x 3.25m max)

Bedroom Three

10' 2" max x 8' 1" max (3.10m max x 2.46m max)

Family Bathroom

The family bathroom is also located on the first floor, including a bath with overhead shower, wash basin, and WC. It is a practical space for everyday living, perfect for winding down after a long day or for the morning rush before school and work.

Outside

Externally, the rear garden is a private, well-proportioned space ideal for families. Whether you're looking for somewhere for children to play, for pets to roam, or simply for a quiet spot to enjoy a coffee on a sunny morning, the garden offers plenty of potential. With a bit of imagination, it could easily be landscaped to create fantastic outdoor entertaining areas, vegetable patches, or even space for a garden office.

The front garden and driveway offer additional appeal. With ample parking - a rare and valuable feature in this area - and attractive planting providing curb appeal, the exterior of the property matches the generous, welcoming feel inside.

Location

Located in a highly desirable area, this home benefits from being within walking distance to Roselands Primary School, which is known for its excellent reputation and family-friendly community. This makes the property particularly attractive to families with young children looking for a convenient and supportive environment.

In addition, the local amenities are easily accessible, with supermarkets, shops, cafes, and leisure facilities all nearby. Excellent transport links connect the area to the wider Torbay region and beyond, whether you are commuting for work or enjoying the many beautiful attractions the English Riviera has to offer.

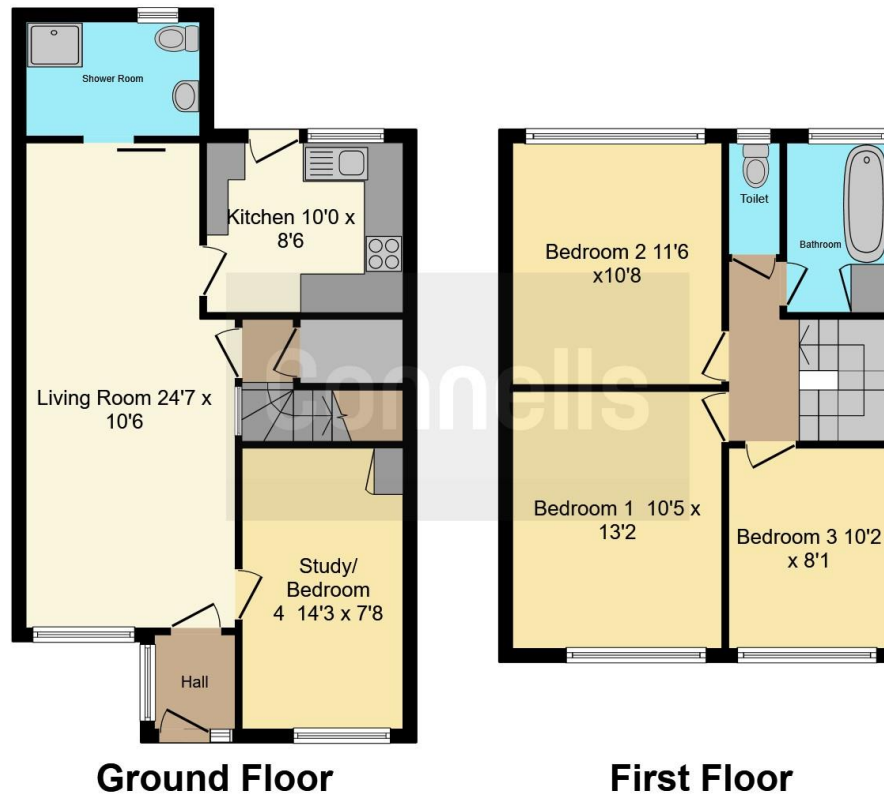
Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'









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EPC Rating: Awaited

Tenure: Freehold

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