



Connells

Daveys Elm View  
Paignton





## Property Description

Connells are delighted to bring to the market this charming three-bedroom home, nestled in a popular cul-de-sac location in Goodrington. Perfectly positioned near coastal walks and transport links, this property offers both convenience and tranquility.

As you approach, the property features driveway parking for two vehicles, ensuring ample space for residents and guests. Upon entering, you step into a welcoming hallway that leads to a downstairs cloakroom, offering practicality for everyday living.

The lounge is a true highlight, with its high vaulted ceilings creating a stunning sense of space and light. Under the stairs, a cleverly designed workspace provides a convenient study area, ideal for working from home or personal projects.

A few steps lead up to the kitchen and breakfast room, which overlooks the rear gardens. This modern kitchen boasts built-in appliances and is perfect for both casual dining and entertaining.

Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with ensuite, offering a private retreat. The additional family bathroom features contemporary fittings, completing the upper level.

This home is truly move-in ready, combining style, functionality, and comfort. Whether you're searching for your forever home or a smart investment, this property offers it all.

Don't miss this fantastic opportunity in Goodrington. Contact Connells today to arrange a viewing!

## Accommodation

Composite entrance door leading into hallway.

## Hallway

Wood flooring, radiator, power points and doors off to principle rooms

## Cloakroom

Side aspect obscure uPVC double glazed window. Low level wc, pedestal wash hand basin, wood flooring, radiator and access to eve storage area.

## Lounge

14' 2" x 11' ( 4.32m x 3.35m )

Front aspect uPVC double glazed window, High ceilings, Two radiators, study area with overhead spot lighting, picture rail, tv point, power points and steps leading upto :-

## Landing

Stairs leading upto landing and opening through to kitchen and breakfast room

## Kitchen & Breakfast Room

15' 8" x 13' 7" ( 4.78m x 4.14m )

Rear aspect uPVC double glazed window and french doors leading out onto rear garden, Two radiators, power points. Kitchen comprising of matching wall, base and draw units, integrated dishwasher and fridge freezer. Plumbing for washing machine, Rolled edge work surface with matching upstand. 1 1/2 stainless steel sink unit with mixer tap over, Four ring gas hob with stainless steel extractor over and matching splashback. Built in electric oven below. Power points.

## Second Landing

Side aspect uPVC double glazed window, loft access, airing cupboard with storage and water tank, power point, radiator and doors off to principle rooms.

## Bedroom One

14' max x 8' 5" ( 4.27m max x 2.57m )

Front aspect uPVC double glazed window, power points, radiator, tv point, built in wardrobes and door leading into master ensuite.

## Master Ensuite

Suite comprising of shower cubicle with wall mounted power shower, low level wc, floating wall basin, modern towel rail, part tiled walls, shaving point and extractor.

## Bedroom Three

7' 3" x 7' ( 2.21m x 2.13m )

Front aspect uPVC double window, power points and radiator.

## Bedroom Two

10' 2" x 9' 1" ( 3.10m x 2.77m )

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

## Bathroom

Suite comprising of panel enclosed bath with mixer tap over, floating wall basin with mixer tap over and mirror above, low level wc, part tiled walls, modern chrome towel rail, shaving points and extractor.

## Outside

Front has driveway parking for Two vehicles, outside light and gated access to rear garden.

Rear is South facing and has patio area, lawned area, outside tap and lighting, gated access.

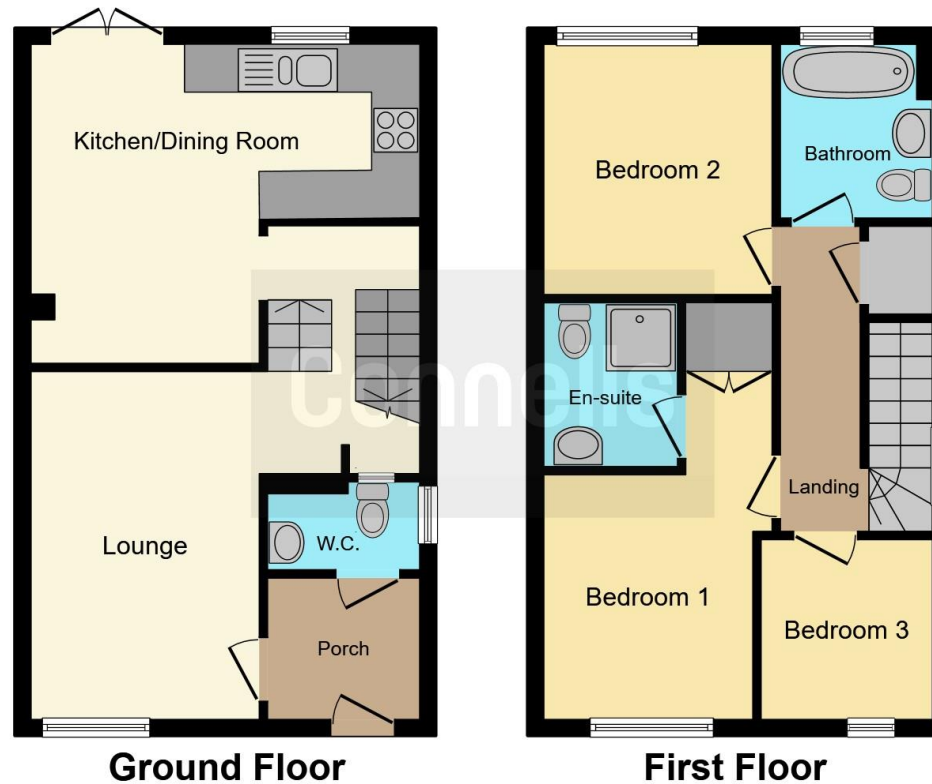












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

**view this property online [connells.co.uk/Property/PGN312465](http://connells.co.uk/Property/PGN312465)**

Tenure: Freehold



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