

ENTRANCE PORCH.

Double glazed door and window. Tiled floor and ample space for coats/shoes. Feature stained glass window and door to:

ENTRANCE HALL.

Spacious entrance hall with staircase to first floor. Radiator and Understairs cupboard. Doors to:

LIVING ROOM. 18' 7" x 10' 9" (5.66m x 3.27m) max

Double glazed window and door to rear. Two radiators. Recessed fireplace with fitted wood burner and mantel over. Shelved recess to side.

DINING ROOM. 14' 0" in to bay x 11' 8" (4.26m x 3.55m)

Double glazed bay window to front. Recess with fitted log burner and wooden mantel over. Radiator. Bespoke made double doors open to:

KITCHEN. 15' 10" x 9' 2" (4.82m x 2.79m)

Good range of oak effect fitted wall and base cupboards, granite working surfaces with undermounted Belfast sink. Integral dishwasher. 'Stoves' dual fuel range style cooker with cooker hood over. Spaces for washing machine and fridge/freezer. Concealed boiler. Tiled flooring. Double glazed window and door to the side access and garden.

FIRST FLOOR. Linen cupboard. Doors to:**BEDROOM 1. 14' 0" x 11' 8" (4.26m x 3.55m) max.**

Double glazed bay window to front with an open outlook. Range of built in bedroom furniture including wardrobes, dressing table and drawers. Radiator. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising low level W.C. Vanity unit with counter top washbasin and mixer tap over. Shower enclosure with fitted shower. Heated towel rail. Fitted mirror and shaver point. Tiled walls. Double glazed window.

BEDROOM 3. 10' 6" x 11' 6" (3.20m x 3.50m)

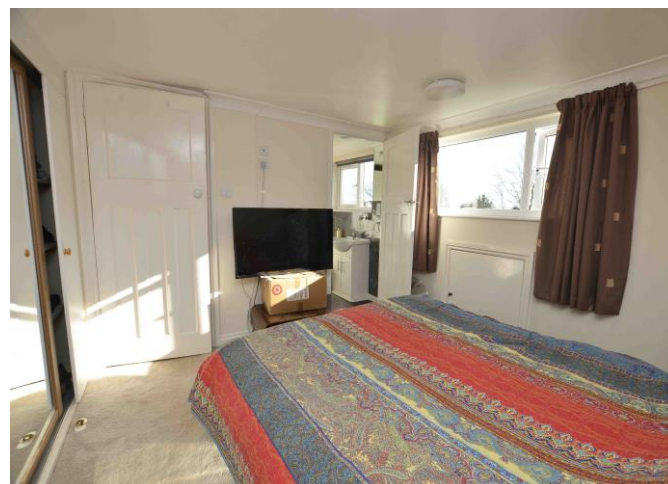
Double glazed window to rear. Radiator. Built in wardrobes and dressing table. Access through partition wall to:

BEDROOM 4. 10' 6" x 8' 6" (3.20m x 2.59m)

Double glazed window to rear. Radiator. Built in shelving and workstation.

FAMILY BATHROOM/W.C.

Suite comprising shower bath with fitted shower and side screen. Low level W.C. Vanity cupboard with inset washbasin with mirror, light and shaver point over. Heated towel rail. Tiled surrounds.

**SECOND FLOOR.**

Landing with Velux window and access to under eaves storage.

BEDROOM 2. 10' 6" x 9' 11" + depth of wardrobes (3.20m x 3.02m)

Double glazed window to rear. Radiator. Under eaves storage. Built in wardrobes. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising double size shower with 'Mira' independent electric shower. Low level W.C. and vanity unit with washbasin. Triple width storage cupboards. Heated towel rail Double glazed window.

OUTSIDE.

To the front of the house steps lead up from the roadside and garage to a raised lawn with inset palm tree. A off road parking area has been created at the side of the house with access from Clennon Drive. There is also double gates at the top of Clennon Drive which open to the rear garden and a further parking area.

GARAGE. 16' 2" x 13' 7" (4.92m x 4.14m)

Electrically operated up and over door to front. Light and power points. Water Tap. There is also roof storage space. A personal door at the side opens to the front garden area.

REAR GARDEN.

The rear garden enjoys a sunny aspect and is laid out over three wide terraces, there is a lawned are and ample paved seating spots. Garden Shed. As mentioned, large additional parking is at the top of the garden accessed off Clennon Drive with water and electrical point.

ENERGY RATING: C**COUNCIL TAX BAND: C**

NOTE: The property is connected to mains services and benefits from solar powered secondary water heating. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about mobile coverage in the area.



The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005581 Written by: R.C

Clennon Rise, Paignton, TQ4 5HG

GROUND FLOOR
630 sq. ft. (58.5 sq.m.) approx.



1ST FLOOR
503 sq. ft. (46.7 sq.m.) approx.



2ND FLOOR
238 sq. ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq. ft. (127.4 sq.m.) approx.
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LAYOUT GUIDE ONLY – NOT TO SCALE



A character, **FOUR BEDROOM SEMI DETACHED HOUSE** located in a sought after address just a short stroll away from Goodrington Sands and the coastline, and within easy reach of Paignton town centre, the seafront and harbour. This charming and well presented home is perfect for a growing family, having four double bedrooms (two en suite) and family bathroom on the upper floors of the house and generous living space on the ground floor. There is a large entrance porch and hallway with doors to a farmhouse style kitchen, formal dining room and comfortable lounge at the rear. Outside the house benefits from front and rear gardens, the rear enjoying a sunny, southerly aspect and good size garage at roadside level. Two parking areas have been created, both accessed off Clennon Drive, (a private drive at the side of the house) one at the front of the house and one through double gates at the top of the garden. Internal viewing is recommended.

£429,950 Freehold