



“The Anchorage” 12 Clennon Park, Goodrington,
Paignton, TQ4 5HL



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“Stunning sea and coastal views are enjoyed from this immaculately presented modern home”

Nestled in a sought-after private road, this 3-bedroom **DETACHED HOUSE** offers **breathtaking sea and coastal views** and is beautifully presented throughout. Immaculately maintained, this freehold home spans 133 sq. metres and features a fabulous and interesting rear garden which again enjoys superb **180 degree sea and coastal views**.

The living space is arranged so all of the rooms enjoy the sea views and provides a spacious layout, having a comfortable lounge with cozy fireplace and wood burner, double doors open to a super sitting room which has doors out to the rear garden. This room is open to a fabulous office/snug with modern built-in bookshelves, vaulted ceiling, and access to the front seating terrace which again benefits from the views. The fitted kitchen and formal dining room offer a great space for family gatherings. There is also a ground floor shower room/w.c.

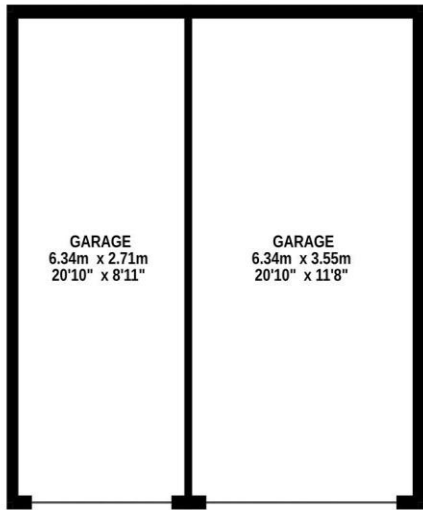
Moving to the first floor, the master bedroom boasts stunning sea views, an ensuite, and built-in wardrobes, while the second bedroom also offers spectacular sea views. The third bedroom and family shower room overlook the beautiful rear garden.

The property is enhanced by an elevated wrap around resin terrace to the front, two generous garages, and driveway parking. The large rear garden is a credit to the owners having been designed with various seating areas to take advantage of the beautiful views, especially from the summerhouse at the top of the garden. Viewing this lovely home is essential to appreciate all it has to offer.

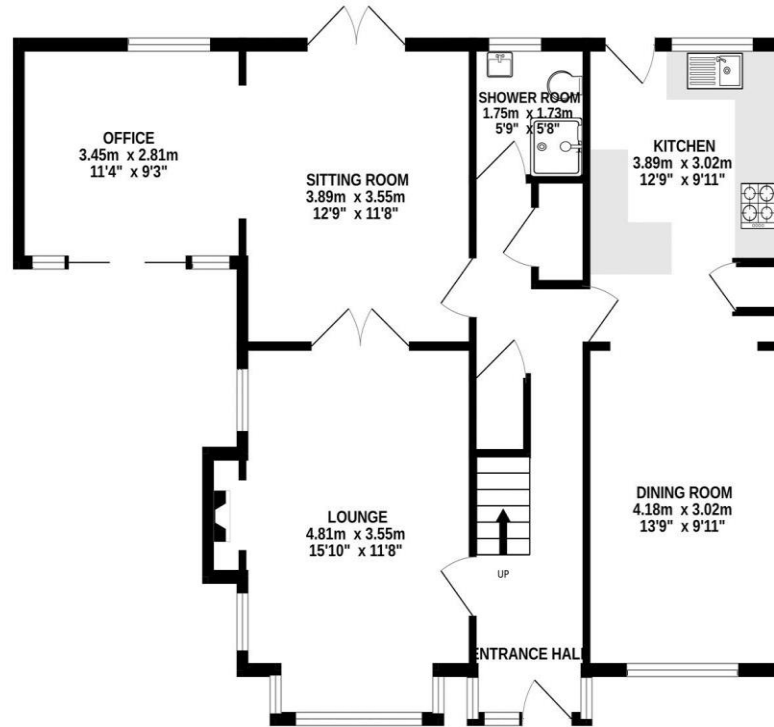
Located within walking distance of Paignton town centre, the sea front and harbour you'll find excellent transport links and amenities. The picturesque Goodrington Sands is also a short stroll away. This stunning home is perfect for those seeking a tranquil coastal lifestyle while being well-connected to essential amenities and transport links. Don't miss the chance to make this beautiful property your new home.



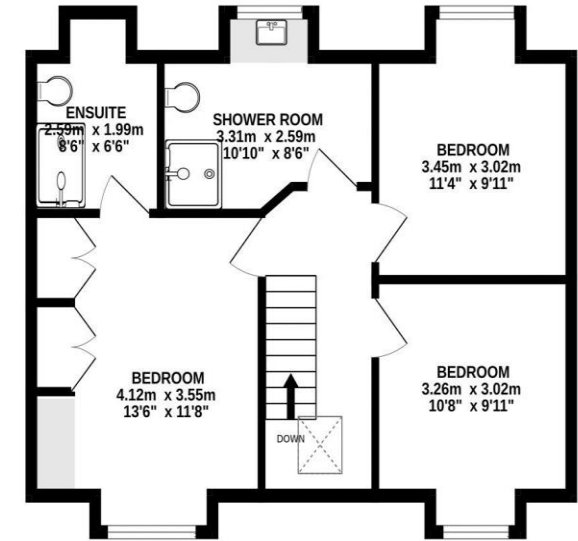
GARAGE LEVEL
39.7 sq.m. (427 sq.ft.) approx.



ENTRANCE FLOOR
80.2 sq.m. (864 sq.ft.) approx.



1ST FLOOR
50.8 sq.m. (547 sq.ft.) approx.



TOTAL FLOOR AREA : 170.7 sq.m. (1838 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To view this property call Eric Lloyd & Co on **01803 844466**



COUNCIL TAX BAND: F ENERGY RATING: C

The property is connected to all mains services. The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider for mobile coverage.

VIEWING ARRANGEMENTS:

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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