



Cambrian Close, Collaton St. Mary, Paignton, TQ4 7GA



£290,000 Freehold



Located in a peaceful cul-de-sac within the popular area of Collaton St Mary, This well-proportioned **LINK DETACHED FAMILY HOUSE** with **NO ONWARD CHAIN** offers three bedrooms, spacious living areas, and a generous enclosed rear garden. While the property would now benefit from some modernisation and updating, it provides an excellent opportunity for buyers to create a comfortable and stylish home in a sought-after residential location close to local amenities, schools, and transport links.

Approached via a quiet residential road, the property enjoys driveway parking, an attached garage, and a neat front garden setting the tone for a welcoming family home. The garage offers practical storage or workshop space and has a rear access door leading directly into the garden.

The front door opens into an entrance hall, where there is a useful Cloakroom/W.C — an essential feature for busy households. From here, a door leads to the lounge which enjoys a pleasant front aspect, with a large window allowing plenty of natural light to fill the room. This comfortable living space offers ample room for seating and provides a relaxing area for family evenings or entertaining guests. To the rear of the house, the kitchen/dining room runs the full width of the property and serves as the social heart of the home. The kitchen is fitted with wood-effect wall and base units providing generous storage, together with ample working surfaces. It also includes an integral dishwasher and fridge/freezer, along with space for a washing machine. A concealed Glo Worm boiler is neatly housed within one of the kitchen cupboards. The dining area offers plenty of room for a family table and chairs, with patio doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor spaces.

Upstairs, the first floor accommodation includes three bedrooms, all of which feature built-in wardrobes, providing valuable storage. The principal bedroom benefits from an en suite shower room/W.C, offering convenience and privacy, while the remaining bedrooms are well-sized and suitable for children, guests, or home office use. A family bathroom serves the other rooms, fitted with a white suite including a bath, wash basin, and W.C.

Outside, the rear garden is a real asset to the property — generous in size, enclosed, and mainly laid to lawn, it offers plenty of space for children to play, for pets, or for keen gardeners to create their own outdoor haven. The garden also enjoys good privacy and benefits from direct access to the garage.

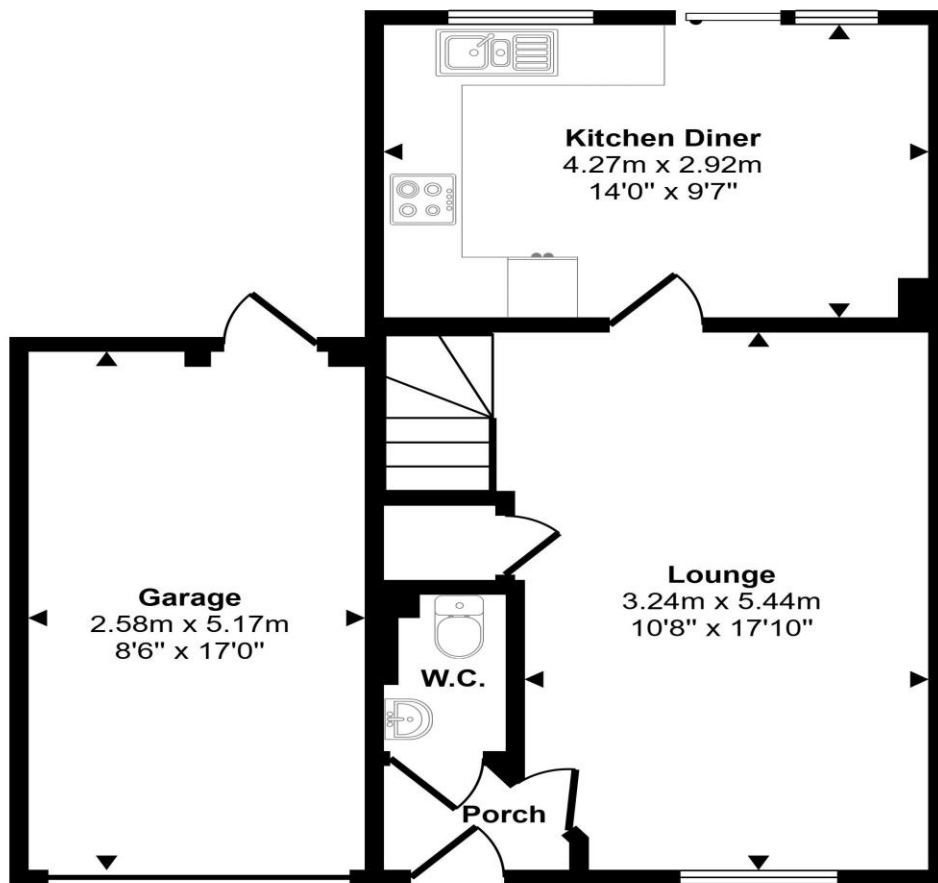
Cambrian Close occupies a convenient position within Collaton St Mary, a well-served village on the outskirts of Paignton. Local amenities include a primary & secondary school, and bus links to both Paignton and Totnes. The property is also within easy reach of the Devon Expressway (A380), making it ideal for commuters.

In summary, the house offers an excellent opportunity to purchase a three-bedroom family home with garage, parking, and good-sized gardens in a desirable, well-connected location.

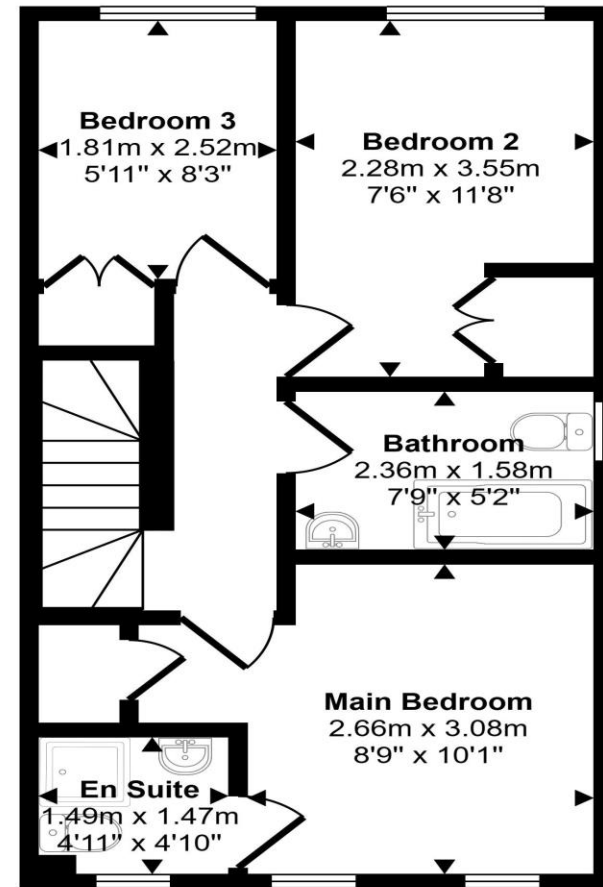
With scope for updating, it represents a fantastic chance to personalise and enhance a comfortable home in a sought-after part of South Devon.



Approx Gross Internal Area
86 sq m / 931 sq ft



Ground Floor
Approx 50 sq m / 539 sq ft



First Floor
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard superfast and ultrafast broadband is available. Mobile coverage in the area shows as EE-80% / Vodafone 74% / o2 69% / Three 84%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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