



7 CLENNON GARDENS, PAIGNTON, TQ4 5HH

Pincombe's
estate agents



A SEMI-DETACHED HOUSE SITUATED IN A CUL-DE-SAC LOCATION ENJOYING WIDESPREAD VIEWS TOWARDS TORQUAY & BRIXHAM

This spacious traditionally built semi-detached House is tucked away at the head of a cul-de-sac in an elevated position, with views over the surrounding area to the sea and across to Torquay and Brixham. Situated in a convenient location for a wide range of amenities, the home is within half a mile of the sandy beach at Goodrington and also the open space at Youngs Park for leisurely walks, half a mile of Torbay Leisure Centre and Velopark with indoor pool, sports facilities and cycle track, and a few minutes' drive away from Paignton town centre with its shops, multi-plex cinema, bus and railway stations.

The accommodation features some lovely period details such as picture rails and panelling and is presented over 2 levels comprising: 19'2 Entrance Verandah, Hallway, Living room, separate Dining Room, Kitchen, Utility and Cloakroom on the ground floor with 4 Bedrooms, a Bathroom, and a separate W.C. on the first floor - The rooms to the front of the property benefit from the delightful outlook over the area and across to the sea.

Outside, there is ample off-road parking to the front for several vehicles with an adjoining raised garden, and to the rear, an enclosed garden comprising of a good size terrace, lawned garden and a large 5-room wooden Lodge.

The Accommodation Comprises:

GROUND FLOOR

Wooden door with multi-paned panels opening to:

ENCLOSED ENTRANCE VERANDAH 19'2" x 4' (5.84m x 1.21m) With UPVC glazed panels enjoying a pleasant aspect over the front garden. Double opening wooden door with obscure glazed panels and adjoining window into:

HALLWAY Wooden staircase rising to first floor accommodation. Large understairs recess and storage cupboard. Coved ceiling. Panelling to dado height. Radiator.

LIVING ROOM 18'8" x 11'7" (5.69m x 3.52m) Enjoying a dual aspect. UPVC double glazed windows to rear overlooking the garden. Wooden double opening doors to the entrance verandah, with views over the surrounding area to the sea. Dado rail. Picture rail. Wooden mantel surround with raised slate hearth and matching inset with wood-burner. Radiator.

DINING ROOM 11'11" x 11'8" (3.63m x 3.56m) UPVC double glazed bay window to front enjoying a lovely aspect over the surrounding area to the sea. 2 x UPVC double glazed windows to side. Radiator. Picture rail. Kitchen servery.

KITCHEN/BREAKFAST ROOM 16'3" x 10'9" (4.96m x 3.27m) (max) Worksurface with inset stainless steel 1.5 bowl sink, drainer unit and range of shaker style storage units beneath. Matching eye-level units



including corner open shelving storage. Space for cooker with stainless steel extractor hood above. Fitted larder cupboard. Radiator. Space and plumbing for dishwasher. Coved ceiling. 'L' shaped worksurface forming a breakfast bar with storage under and space for stools beneath. Part tiled walls. UPVC double glazed windows to rear, overlooking the garden. Wooden door with obscure glazed panel to:

UTILITY Space and plumbing for washing machine and space for tumble dryer with shelving over. UPVC door to garden.

W.C. Low level W.C. Wall mounted wash basin. Part tiled walls. Potterton gas boiler. Coved ceiling. UPVC obscure glazed window to side.

Dado height wooden panelling. Dog leg staircase with wooden handrail rising to

HALF LANDING UPVC double glazed window to front with views over the surrounding area and out to sea.

FIRST FLOOR LANDING Built-in cupboards with slatted shelving. Hatch to roof space.

BEDROOM 1 11'11" x 11'8" (3.63m x 3.56m) UPVC double glazed bay window to front with panoramic views across the area towards Torquay and the sea, with Berry Head in the distance. Picture rail. Built-in wardrobes with sliding doors. Worktop with inset washbasin and tiled surround, with storage under.



BEDROOM 2 11'7" x 10'8" (3.53m x 3.24m) UPVC double glazed window to front enjoying lovely views over Paignton to the sea. Dado rail. Picture rail. Radiator. Wash basin with tiled splashback and shelving under.

BEDROOM 3 10'11" x 10'2" (3.32m x 3.09m) UPVC double glazed window to side. Picture rail. Covered ceiling. Radiator. Wash basin with tiled surrounds.

BEDROOM 4 11'10" x 8'4" (3.61m x 2.54m) UPVC double glazed window to rear overlooking the garden. Picture rail. Radiator. Pedestal wash basin with tiled splashback.

BATHROOM 'P' shaped bath with Triton shower and curved shower screen. Pedestal wash basin. Tiled walls. Heated towel rail. Extractor fan. UPVC obscure glazed window to rear.

W.C. Low level W.C. Pedestal wash basin. Part tiled walls. Coved ceiling. UPVC obscure glazed window to rear.

OUTSIDE The property is approached via a forecourt with off road **PARKING** for several vehicles/motorhome and the adjoining raised garden is lawned with surrounding borders. **GARAGE**. Exterior light. To the side there is a bin storage area and wooden door with adjoining glazed panels leading to the rear. The rear garden is a good size comprising a paved terrace with ample space for garden furniture and raised whitewashed walls with attractive tiled tops. Large garden pond and established shrubs surrounding.



Exterior lighting. Water tap. Steps rise to a level lawned garden and a decked pathway with posts and rope rails leading to a DECKED TERRACE with space for garden furniture, overlooking the lawn. Decked hardstanding with:

WOODEN LODGE

OPEN PLAN STUDIO 16'7" x 13'4" (5.05m x 4.07m)

2 x Pairs of french doors opening onto the decking and enjoying a pleasant outlook over the garden.

KITCHEN AREA – 'L' shaped worksurface with storage cupboards and drawers beneath. Matching eye-level units. Induction hob with stainless steel extractor hood above. Built-in oven and microwave. Sink and mixer tap.

SHOWER Double size walk-in, fully tiled cubicle with Mira shower and glazed screen. Wash basin in vanity unit with storage beneath. Low level W.C. Light/shaver point. Heated towel rail. UPVC double glazed window.

INNER HALL UPVC window to rear.

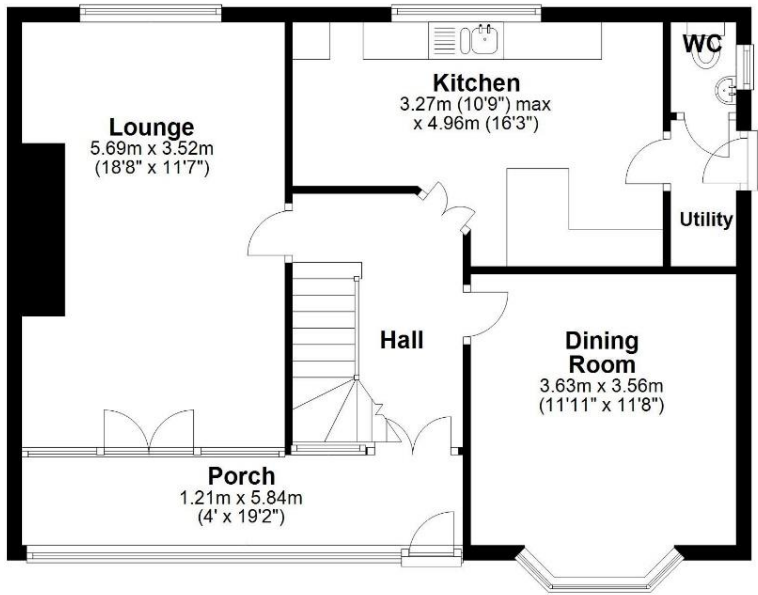
UTILITY 5'3" x 3'9" (1.60m x 1.15m) Worktop. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted cupboard.

BEDROOM 13'2" x 8'7" (4.02m x 2.62m) French doors opening out to the decking area. UPVC double glazed window to front. Door to:

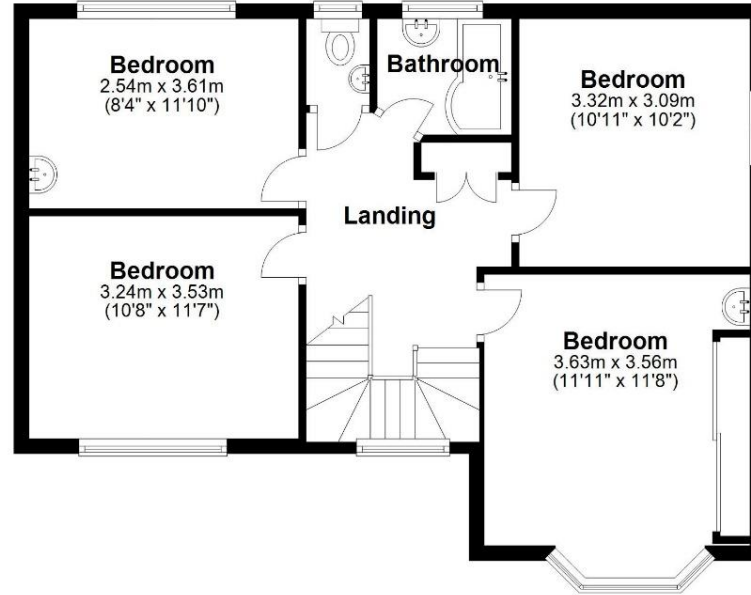
DRESSING ROOM 8'7" x 5'2" (2.62m x 1.58m) UPVC double glazed window to side.



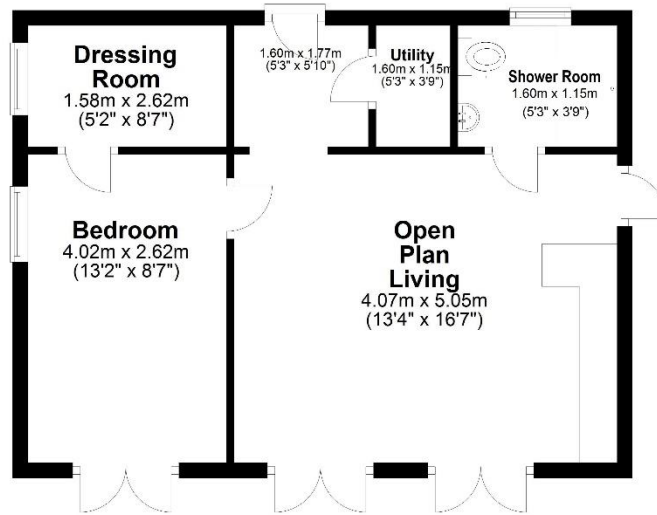
Ground Floor



First Floor



Lodge



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The Lodge at 7 Clennon Gardens, Paignton

w. www.pincombes.co.uk
 e. admin@pincombes.co.uk
 t. 01803 200067 / 07809 155477

The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.