



Asking Price Of £365,000

Penwill Way,  
Paignton, TQ4 5JW

Don't miss out on this incredible opportunity to own a three-bedroom home in a highly sought-after location in the bay area. As you step inside, you're welcomed into a bright and airy lounge and diner, offering stunning dual aspect views of Clenon woods and the sea from a beautiful sun terrace. Whether you prefer gazing at the sea or immersing yourself in the tranquility of woodlands, this home provides the best of both worlds. The fitted kitchen includes a pantry for added convenience. Downstairs, you'll find three spacious double bedrooms, with the master bedroom boasting its own ensuite for added luxury. Outside, the property features tiered levels adorned with mature acer trees and stunning shrub borders, creating a picturesque backdrop. Rear access leads to a garage, while the front offers driveway parking. With its unbeatable location, breathtaking views, and thoughtfully designed living spaces, this home is a rare find that promises a lifestyle of comfort and serenity.



**ENTRANCE HALLWAY** A uPVC double glazed entrance door opens into a bright and welcoming hallway, providing access to the principal accommodation. Features include a deep built in storage cupboard, staircase leading to the lower ground floor, gas central heating radiator.

**LIVING ROOM/DINING ROOM** 7.45m x 4.11m (24'5" x 13'5") A superbly spacious and light filled reception room, ideal for both everyday living and entertaining. Triple aspect uPVC double glazed windows flood the room with natural light while framing magnificent views across Clennon Valley towards Berry Head and Brixham. A charming cast iron gas fireplace creates an attractive focal point, while a glazed door opens directly onto the generous sun terrace, seamlessly connecting the indoor and outdoor living spaces.

**KITCHEN** 4.38m x 2.68m (14'4" x 8'9") A well equipped fitted kitchen featuring an extensive range of wall, base and drawer units with granite effect work surfaces. Integrated appliances include an eye level double oven with grill and a four ring gas hob with extractor hood over. There is space and plumbing for a washing machine, tumble dryer and fridge freezer. Windows to both the front and rear aspects provide excellent natural light and attractive views over the rear garden and Clennon Valley. Additional features include spotlights, a loft hatch and a door leading to the walk-in pantry.

**WALK-IN PANTRY** 1.59m x 0.90m (5'2" x 2'11") A practical addition to the kitchen, fitted with shelving to provide excellent storage for food and household items. A side aspect window, with the consumer unit and meters also housed here.

**LOWER GROUND FLOOR**

**PRINCIPAL BEDROOM** 5.23m x 3.32m (17'1" x 10'10") A superbly proportioned principal bedroom overlooking the rear garden, offering ample space for bedroom furniture. A walk through dressing area provides an extensive selection of fitted wardrobes with hanging rails and shelving before leading into the en-suite bathroom.

**EN-SUITE BATHROOM** Comprising a low level WC, vanity wash hand basin with storage beneath and a panelled bath with shower attachment and glazed screen. Finished with partially tiled walls, extractor fan and heated radiator.

**BEDROOM TWO** 3.08m x 2.77m (10'1" x 9'1") A generous double bedroom benefiting from built in wardrobes, uPVC double glazed window and radiator.

**BEDROOM THREE** 3.04m x 2.27m (9'11" x 7'5") A well proportioned single bedroom, equally suited as a home office, nursery or hobby room, with uPVC double glazed window and radiator.

**FAMILY SHOWER ROOM** 3.15m x 1.50m (10'4" x 4'11") A spacious shower room fitted with a low level WC, pedestal wash hand basin and a large walk in shower enclosure. Complemented by an obscure glazed window and heated radiator.

**OUTSIDE**

**DRIVEWAY** A resin laid driveway provides ample off road parking for vehicles.

**REAR GARDEN** The beautifully maintained south facing rear garden has been thoughtfully designed for ease of maintenance and outdoor enjoyment. Predominantly laid to patio it offers two generous seating and entertaining areas, complemented by a decorative pebbled section, mature planting and established shrubs. Side access leads to the front of the property.

**SUN TERRACE** Positioned directly off the living room, the impressive sun terrace provides the perfect setting for alfresco dining, entertaining guests or simply relaxing while taking in the spectacular far reaching sea views across Clennon Valley towards Berry Head and Brixham.

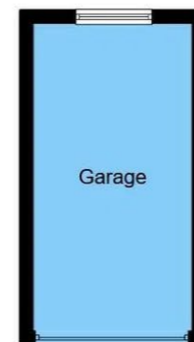
**GARAGE** 4.82m x 2.44m (15'9" x 8'0") Located within a block and Fitted with a metal up and over door and offering useful secure parking or additional storage.



**Lower Ground Floor**



**Ground Floor**



**Garage**

Address 'Penwill Way, Paignton, TQ4 5JW'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '64 | D'

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