



Hill Park Terrace, Paignton, TQ4 6EX



**£209,950 Freehold**

**“A very spacious property located just a short walk from Paignton town centre and seafront”**



A charming traditional **THREE BEDROOM TERRACED HOUSE** for sale with **NO ONWARD CHAIN** ideally positioned within easy walking distance of Paignton town centre, the picturesque seafront, and the bustling harbour. The location offers a wonderful blend of convenience and coastal lifestyle, with shops, cafes transport links, and local amenities all close at hand, making it an excellent choice for families, investors, or those seeking a spacious seaside retreat.

From the outside, the property presents as a classic period terrace, yet inside it reveals a deceptively generous layout arranged over multiple levels. Upon entering, you are welcomed into the entrance hall which leads to a front-facing lounge. This flows into a separate dining room, creating a natural connection between living and dining areas while maintaining distinct zones. The dining room leads through to the kitchen at the rear, which offers practical workspace fitted with a range of white faced wall and base cupboards and contrasting work surfaces, from the kitchen there is access to the rear of the property. Also on the ground floor is a conveniently located bathroom/W.C fitted with a white suite of panelled bath with shower over, pedestal wash basin and low level w.c.

Upstairs, the first floor provides three well-proportioned double bedrooms, a rare and highly desirable feature for a property of this style. The main bedroom, positioned at the front of the house, benefits from its own useful en-suite shower room, off. Bedrooms two and three are situated at the rear, with bedroom three enjoying direct access to a particularly appealing feature of the homes -a spacious roof terrace. Enclosed by a balustrade, this outdoor area provides an excellent space for seating or simply enjoying the fresh coastal air.

A standout aspect of the property is the large basement level, offering extensive additional space with significant potential. Whether used for storage, workshop purposes, or further development (subject to any necessary consents), these rooms add real versatility.

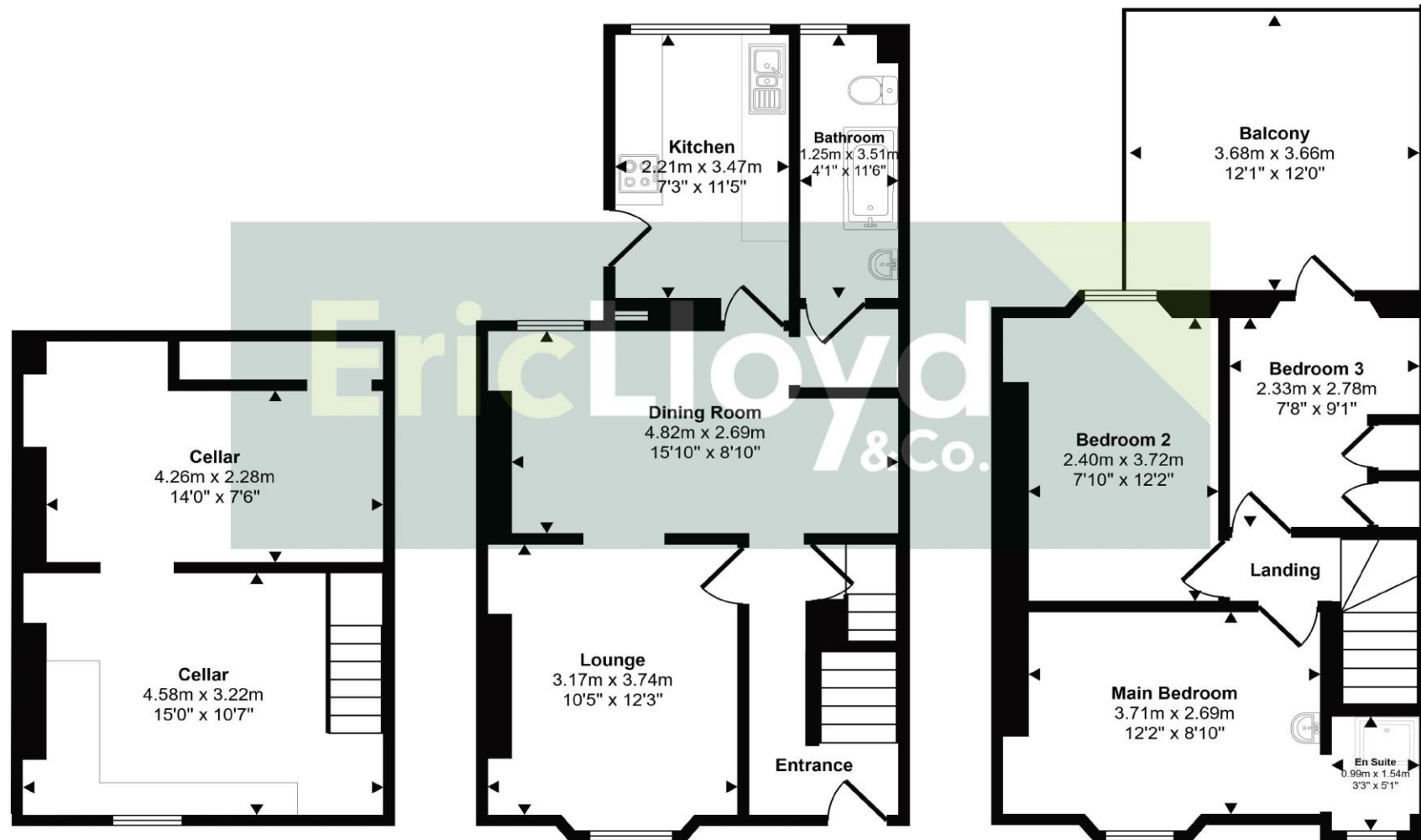
The basement also benefits from its own access door leading to the rear service lane, enhancing practicality.

Overall, this property combines character, space, and a highly convenient coastal location. With its flexible accommodation, three double bedrooms, outdoor terrace, and substantial basement, it offers a unique opportunity to acquire a deceptively spacious home in one of Paignton's most accessible and desirable residential areas.

Gas fired central heating is installed along with double glazing.



Approx Gross Internal Area  
113 sq m / 1217 sq ft



Cellar  
Approx 29 sq m / 314 sq ft

Ground Floor  
Approx 49 sq m / 523 sq ft

First Floor  
Approx 35 sq m / 379 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: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 81% / THREE 80% / VODAPHONE 71% / O2 62%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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