



Asking Price Of £265,000

Clifton Crescent,  
Paignton, TQ3 3LE

A wonderfully spacious four bedroom semi detached chalet bungalow located within a quiet cul-de-sac just less than 0.5 miles from Paignton town. The property comprises of an entrance hallway, a spacious living room, a sizeable kitchen/diner, a useful utility room, four double bedrooms one of which is en-suite, a further family bathroom, an integral garage, south facing gardens and ample off road parking. The property is ideally tucked away whilst still being within easy reach of both primary and secondary schools, Paignton town, bus links, local shops and more. The home is being sold with no onward chain!





**ENTRANCE HALL** A uPVC double glazed front door opens into a welcoming entrance hallway providing access to the adjoining ground floor rooms. Stairs rise to the first floor, a gas central heating radiator and overhead lighting.

**LIVING ROOM** A generous living room positioned to the front of the property, enjoying an open outlook across Primley Woods. The room features an electric fireplace, uPVC double glazed windows and a gas central heating radiator.

**KITCHEN / DINER** The spacious kitchen/diner is fitted with a range of wall, base and drawer units with roll edged work surfaces. Appliances include a 1 1/2 bowl stainless steel sink with drainer, electric single oven with grill, five ring gas hob with extractor hood, and space with plumbing for a dishwasher and an American style fridge freezer. Two deep fitted larder cupboards provide excellent storage, ample space allows for a 6 seater dining table. uPVC double glazed tilt and turn doors open directly onto the rear garden and a gas central heating radiator.

**UTILITY ROOM** A practical utility room offering space and plumbing for both a washing machine and tumble dryer with shelving above. Finished with tiled walls and flooring, the room benefits from a uPVC double glazed window and a uPVC double glazed door providing access to the front of the property. An internal door leads directly into the garage.

**BEDROOM ONE** A spacious ground floor master bedroom overlooking the rear gardens, offering generous proportions. The room includes built in under stairs storage, a uPVC double glazed window and a gas central heating radiator.

**BEDROOM FOUR / STUDY** A further well proportioned double bedroom, ideal for use as a guest room, home office, study or hobby space. uPVC double glazed window and gas central heating radiator.

**BATHROOM** A three piece suite comprising a low level WC, vanity wash hand basin with fitted storage and a panelled P shaped bath with shower attachments over. Finished with PVC panelled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

## FIRST FLOOR

**BEDROOM TWO** A large double bedroom to the front aspect of the property, offering excellent space. Features include two Velux windows, eaves storage and a door leading to the en-suite.

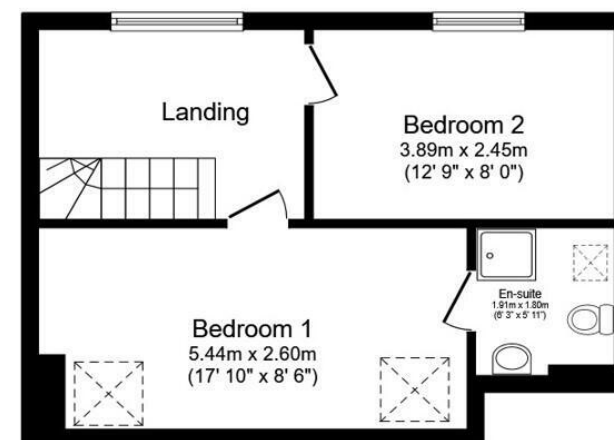
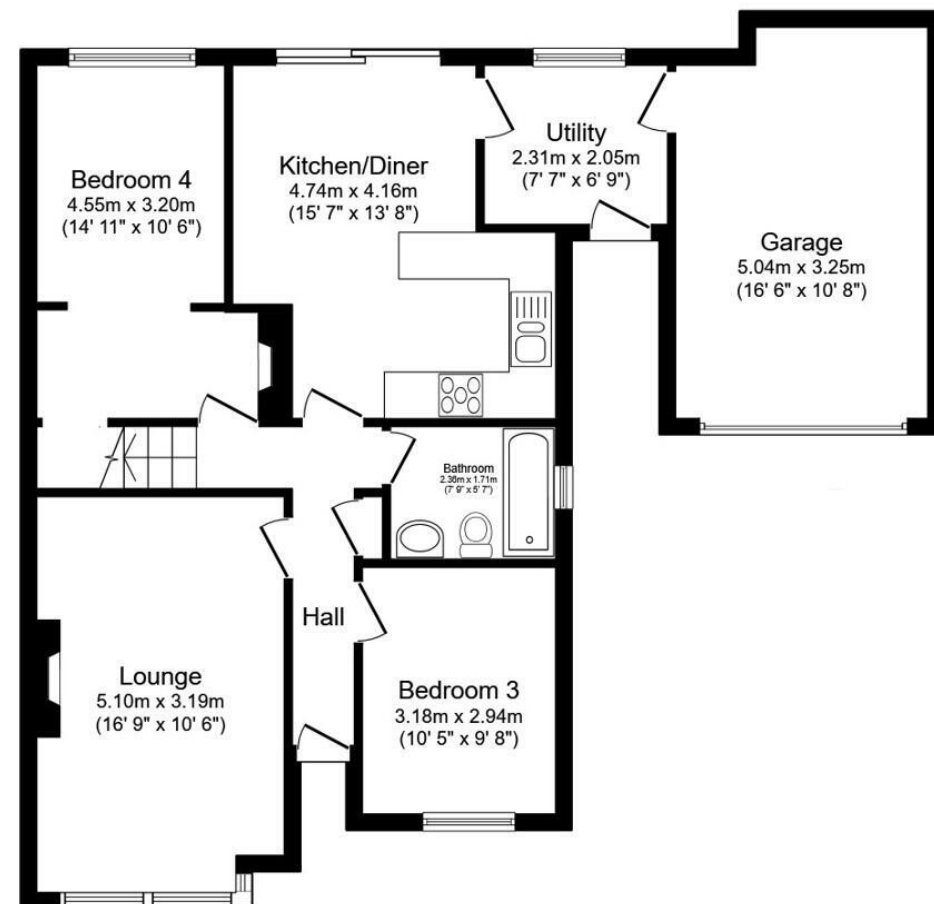
**EN-SUITE** Fitted with a three piece suite comprising a low level WC, wall hung wash hand basin and corner shower cubicle. Finished with tiled walls, a Velux window and a chrome heated towel rail.

**BEDROOM THREE** A further spacious double bedroom enjoying views over the sun filled rear gardens. uPVC double glazed window and gas central heating radiator.

## OUTSIDE

**REAR GARDEN** A substantial south facing rear garden featuring a spacious patio area directly accessed from the kitchen/diner, ideal for outdoor dining and entertaining. Steps lead up to two further lawned garden areas, with side gate access to the front of the property.

**FRONT** The property benefits from off road parking for up to 4 vehicles.



Address 'Clifton Crescent, Paignton, TQ3 3LE'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '71 | C'

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