



**Taylor's**  
sales & lettings

Guide Price £350,000 - £375,000

Penwill Way, Paignton,  
TQ4 5JW

A spacious four bedroom detached family home located in the highly sought after location of Goodrington, Paignton. The property comprises of a welcoming entrance hallway, a large lounge/diner, kitchen, four bedrooms with the master being en-suite, a further family bathroom, sun soaked south facing gardens and a off road parking. The property is ideally situated within easy reach of schools, Clennon valley leisure centre and fields, Goodrington beach, an array of supermarkets and more. The home is being offered for sale with no onward chain!





**ENTRANCE** A uPVC double glazed front door opens into a welcoming inner hallway, providing access to the principal rooms. Stairs descend to the lower ground floor, complemented by overhead lighting and a gas central heating radiator.

**KITCHEN** A generously proportioned fitted kitchen featuring a comprehensive range of wall, base, and drawer units with roll edged work surfaces. Includes a sink with drainer, a range style cooker with a gas hob and extractor hood above. There is space and plumbing for a washing machine, dishwasher, and fridge freezer. Finished with a tiled splashback, uPVC double glazed window and a gas central heating radiator.

**LOUNGE/DINER** An exceptionally spacious and light filled lounge/diner, ideal for modern living and entertaining. This impressive room enjoys sea views as well as outlooks across Clennon Valley fields. Offering ample space for furnishings, it benefits from triple aspect uPVC double glazing including windows to the front and rear, and sliding patio doors opening onto the sun terrace. Two gas central heating radiators.

#### LOWER GROUND FLOOR

**BEDROOM ONE** A large master bedroom positioned to the rear, enjoying views over Clennon Valley fields. Features uPVC double glazed sliding patio doors opening onto a balcony, a gas central heating radiator, and an archway leading to:-

**EN-SUITE** A spacious en-suite comprising a low level WC, pedestal wash hand basin, and corner shower enclosure. Finished with aqua panelling, an extractor fan and a chrome heated towel rail.

**BEDROOM TWO** A well proportioned double bedroom, also located to the rear with views across Clennon Valley fields. Includes a uPVC double glazed window and a gas central heating radiator.

**BEDROOM THREE** A sizeable single bedroom with a uPVC double glazed window and gas central heating radiator.

**BEDROOM FOUR** A versatile fourth bedroom, ideal as a home office, study, hobby room, or child's bedroom. Features a uPVC double glazed window.

**BATHROOM** A three piece suite comprising a low level WC, pedestal wash hand basin, and panelled bath with shower attachments above. Finished with tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

#### OUTSIDE

**REAR GARDEN** A well arranged south facing garden designed to maximise the scenic outlook. The upper decking area provides the perfect space for admiring the view, with steps leading down to a patio ideal for alfresco dining, a sizeable lawn sits to the side, while further steps lead to an additional expansive decking area and a barked section.

**PARKING** Off road parking is available to the front of the property. In addition to the property there is a garage which is located from Brentwood drive. It is in a block of 6 garages which could be used for storage



Address 'Penwill Way, Paignton, TQ4 5JW'

Tenure 'Freehold'

Council Tax Band '

EPC Rating '65 | D'

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