



Asking Price Of £269,950

Clifton Road,  
Paignton, TQ3 3LD

A well presented three bedroom chalet style bungalow located within a convenient spot just 0.6 miles from Paignton town. The property comprises of a welcoming hallway, a spacious living room, a modern kitchen, three large double bedrooms one of which is en-suite, a further family bathroom, sun soaked rear gardens, garage and off road parking. The property is ideally situated within easy reach of local shops, an array of supermarkets, schools, Paignton bus and train station, cafes and restaurants as well as much more.



**ENTRANCE HALLWAY** Step into a welcoming and generously proportioned entrance hall through a uPVC double glazed front door. This spacious hallway features access to all principal ground floor rooms, a staircase rising to the first floor, an under stairs storage cupboard, overhead lighting and a gas central heating radiator.

**LIVING ROOM** Positioned at the front of the property, the spacious living room offers an inviting atmosphere with a charming feature fireplace. It includes broadband connection point, a large uPVC double glazed window that floods the room with natural light, and a gas central heating radiator.

**KITCHEN** The modern fitted kitchen is both stylish and functional, featuring a range of wall mounted and base units with roll edged worktops. Included are a composite 1 bowl sink and drainer, integrated eye-level electric oven and grill, a four ring induction hob with extractor fan and a Candy washing machine. There's also space for a fridge freezer, a recently installed Worcester combination boiler and access to the rear garden via a uPVC double glazed door and window.

**BEDROOM ONE** A spacious primary bedroom situated at the front of the property, offering ample space for furnishings. It features a beautiful bay fronted uPVC double glazed window, gas central heating radiator, and direct access to the en-suite.

**EN-SUITE** A three piece suite comprising a low level flush WC, wall mounted wash hand basin with under sink storage and a walk in shower cubicle. Finished with tiled walls, a chrome heated towel rail, and an extractor fan.

**BEDROOM TWO** A generous second double bedroom overlooking the sun soaked rear garden, complete with a uPVC double glazed window and a gas central heating radiator. TV connection point.

## FIRST FLOOR

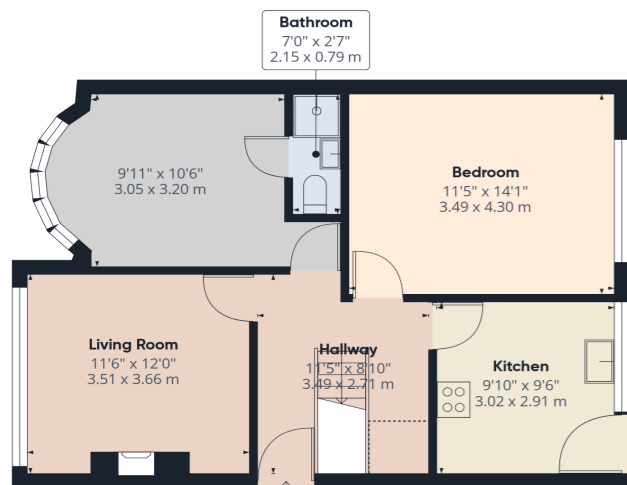
**BEDROOM THREE** Located on the first floor this exceptionally large double bedroom provides ample space for a variety of furniture arrangements. Features include a uPVC double glazed window and a gas central heating radiator.

**FAMILY BATHROOM** A contemporary bathroom suite featuring a low level flush WC, vanity wash hand basin with storage, and a panelled bath with overhead shower and glass screen. Finished with complementary wall tiling, a uPVC obscure double glazed window and a white heated towel rail.

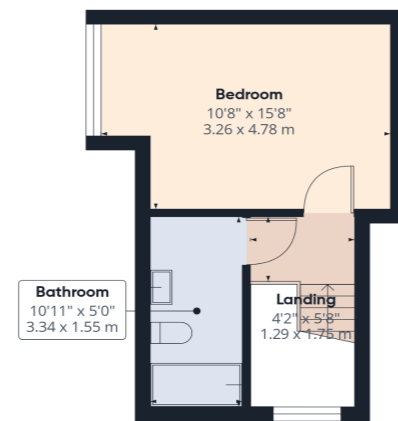
**OUTSIDE** The delightful south east facing rear garden is fully enclosed and designed for low maintenance, offering a generous paved patio area ideal for alfresco dining and entertaining. The remainder is laid to lawn and decorative pebbles. Additional features include a timber storage shed with power, garage access, and a side gate entrance.

**GARAGE** The garage is equipped with a metal up-and-over door, electrical points, overhead lighting, a built in work bench, and a courtesy door leading directly into the rear garden.

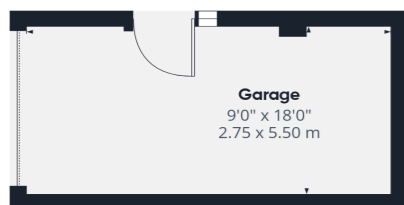
**FRONT** The property also benefits from off road parking at the front.



Floor 0 Building 1



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Address 'Clifton Road, Paignton, TQ3 3LD'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '56 | D'

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