

Blossom House

Totnes Road, Paignton, Devon, TQ4 7PY

Bettesworths

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Well Maintained Substantial Semi Rural Family Home
Semi-Detached Flexible Accommodation
Lounge/Dining Room, Family Kitchen, Conservatory, Cloakroom
4/5 Bedrooms, Master Ensuite & Dressing Room, Family Bathroom
Large Easily Maintained Garden, Driveway & Parking

LOCATION
Blossom House, which sits on a plot of circa 1,383.76 sqm (0.34 acres), enjoys a prominent position on Totnes Road, one of Paignton's principal routes providing excellent access to both Paignton town centre and Totnes. The property is conveniently located for local schools, supermarkets, healthcare facilities and everyday amenities, whilst the beautiful beaches, harbour and attractions of the English Riviera are only a short drive away. The nearby South Devon Highway offers excellent road connections to Newton Abbot, Exeter and the M5 motorway, making the property well suited for commuters whilst retaining easy access to the surrounding South Devon countryside.

DESCRIPTION
Blossom House provides spacious and versatile accommodation including 4/5 bedrooms, with well-proportioned reception rooms and generous living accommodation throughout. The property was significantly extended in 2007, creating additional family accommodation and enhancing the flexibility of the layout. The internal configuration lends itself to a variety of lifestyles, whether as a large family home, multi-generational home, or for purchasers requiring home office space. The generous gardens provide excellent outdoor entertaining areas together with ample space for children and pets, whilst the extensive driveway offers plentiful off-road parking for multiple vehicles. Subject to the necessary consents, the generous plot may also offer future development or ancillary accommodation potential. This is a rare opportunity to acquire a sizeable home with excellent outside space in a convenient and well-connected location.

Ref No: 5567

£550,000 Freehold

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The accommodation consists of: -

The property is accessed from Totnes Road leading to ample private parking with electric gate.

GROUND FLOOR

MAIN ENTRANCE
Leading into hall with rooms off:-

OFFICE /5TH SINGLE BEDROOM
With front aspect.

LOUNGE/DINING ROOM
With front & rear aspect. Large fireplace with slate surround and log burner.

FAMILY KITCHEN
Large, well equipped kitchen fitted with quality floor & wall mounted cupboards with granite worked top. Central island with storage & seating. Integrated dishwasher, recessed Leisure Cookmaster Range, space for large fridge freezer. Dual front & side aspect.

UTILITY ROOM
Plumbing for washing machine and tumble dryer. Belfast style sink, floor & wall mounted cupboards. Exit to garden.

CLOAKROOM

BOOT ROOM/OFFICE/GYM
Cupboard housing Combi Boiler.

VESTIBULE
With stable door opening to the hardstanding & parking.

CONSERVATORY
Accessed via the lounge/diner. Opening onto the garden.

FIRST FLOOR
Staircase, with storage under, up to landing with rooms off:-

MASTER BEDROOM
Large room with front and side aspect. Dressing Room. Modern Ensuite Shower Room corner shower, pedestal basin, WC and heated towel rail. Frosted window with rear aspect.

BEDROOM 2
Double with front aspect and 2 built-in wardrobes.

BEDROOM 3
Double with front aspect and built in wardrobe.

BEDROOM 4
Single with rear aspect.

FAMILY BATHROOM
Modern four piece suite with walk in shower, roll top bath, basin with vanity unit, WC and heated towel rail. Frosted window with rear aspect.

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Family Business
3 Generations
Since 1943

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OUTSIDE

DRIVEWAY & PARKING
Gravelled area providing parking for up to 6 cars. Electric gate.

HARDSTANDING
Slab paving to the side of the house providing further parking or seating area. Good size storage shed. Gated entrance to the rear garden.

GARDEN
Sizable plot approximately 1,010m^2 (0.25 acre). Mostly to lawn with mature hedgerows. Large decked seating area, paved terrace with timber clad pond.

GENERAL INFORMATION

TENURE
Freehold.

UTILITIES
The property is connected to mains electricity, gas and water with septic tank serving both this property and the house next door.

The property also benefits from solar panel electricity. The panels were fitted on July 25th, 2011, on a 25 year contract. Any unused electricity is returned to the National Grid.

A sit on lawnmower, model Mountfield SDNS98 Hydro purchased new in 2020 is also included in the sale of the property.

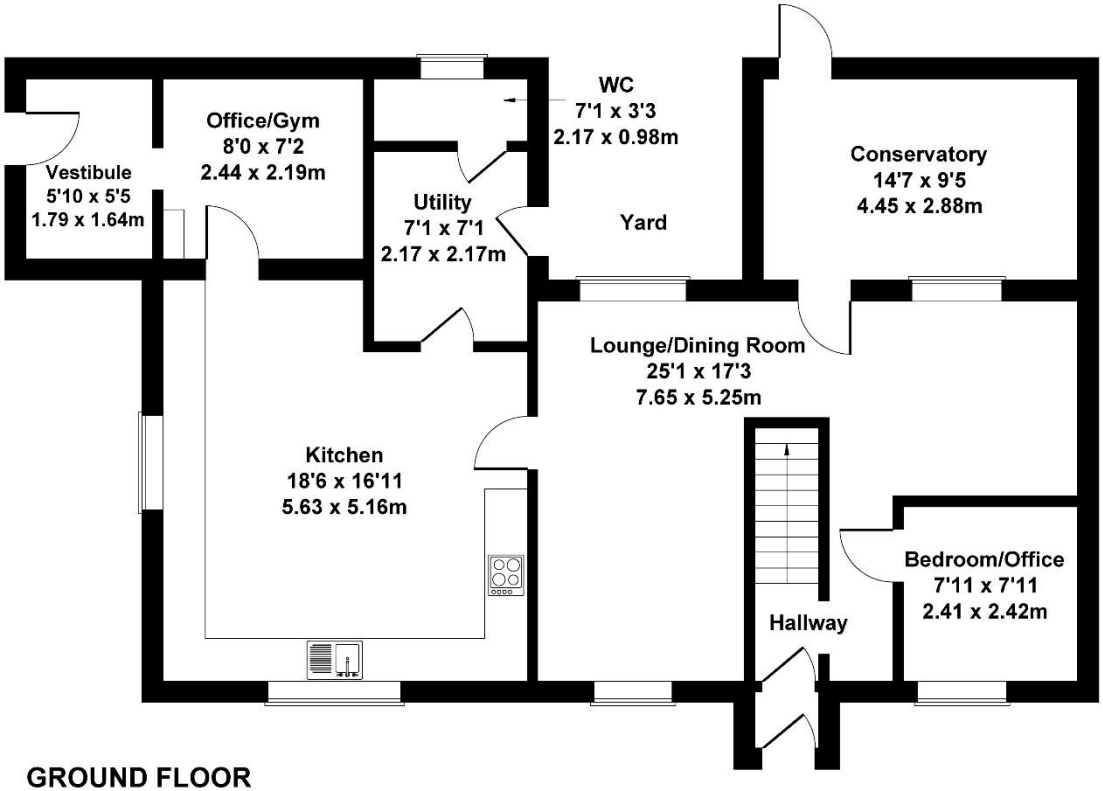
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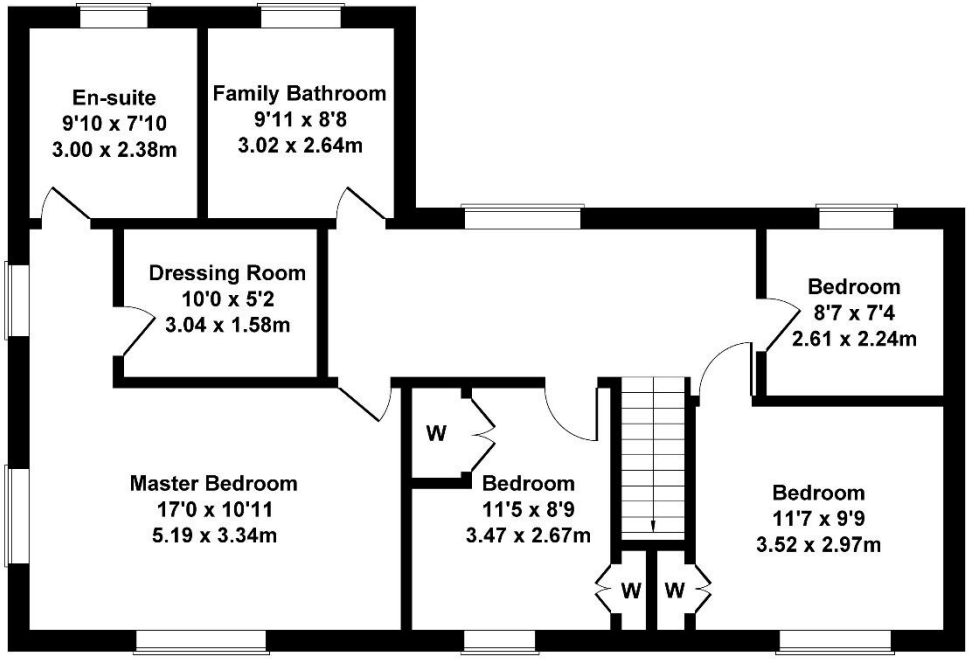
VIEWING
Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026

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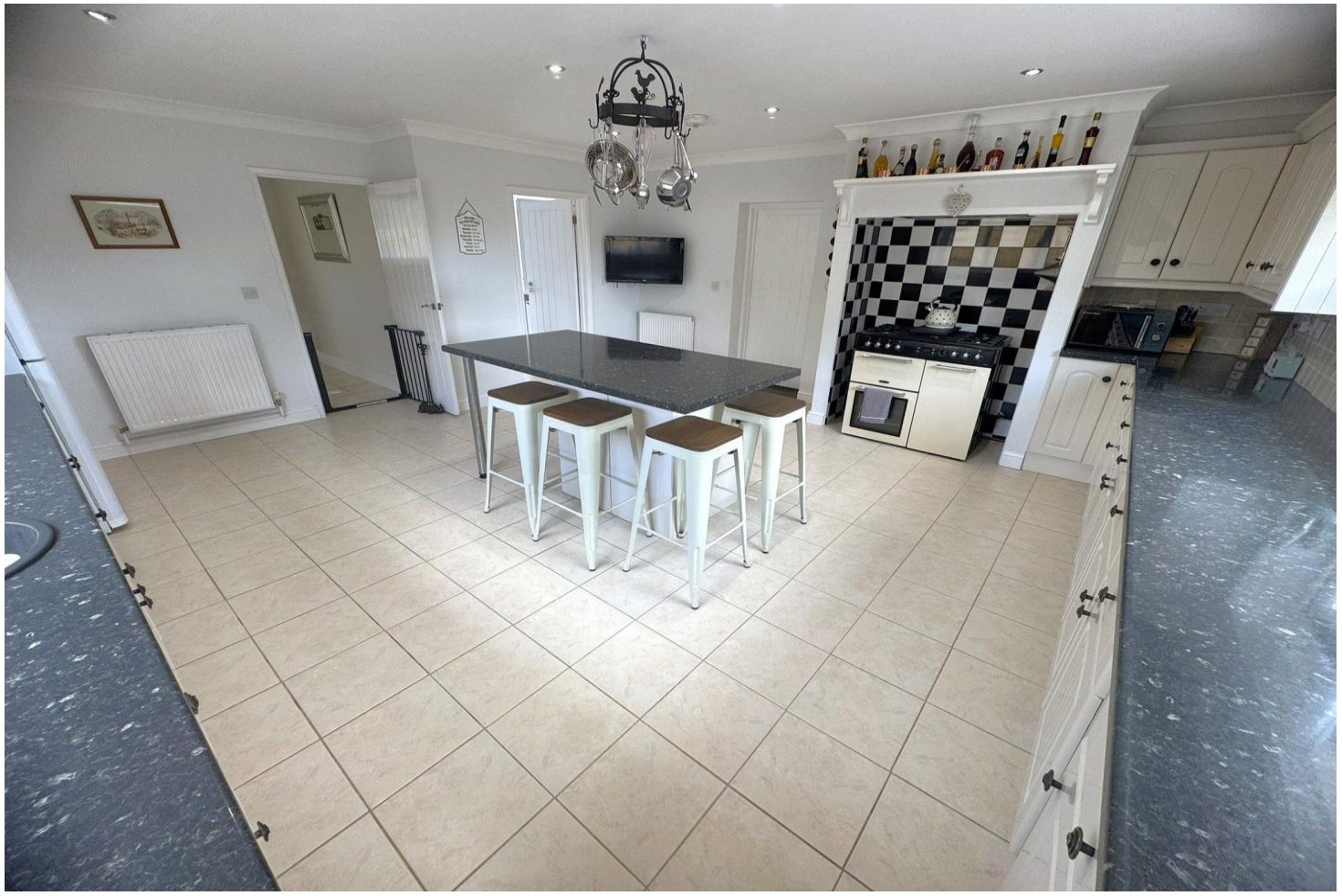
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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