



Connells

Willicombe Road
Paignton



Property Description

Set within the heart of St Michaels, Paignton, this deceptively spacious Three bedroom home tells a story that goes far beyond bricks and mortar. For decades, it has been a much-loved home, carefully maintained and enjoyed by its current owner, witnessing family life, celebrations, and the quiet rhythms of everyday living. Now, it stands ready to welcome a new chapter, offering space, comfort, and a superbly convenient location within easy reach of Paignton town centre. Lovingly owned and cared for over decades, this home offers not just space and location, but a genuine sense of warmth and history — ready now for a new owner to make it their own.

On Approach

From the moment you arrive, there is a sense of familiarity and warmth. Steps lead up through the front garden, where lawned areas frame the approach and soften the streetscape.

On Entrance

Opening the PVCu double-glazed front door, you enter the hallway — a simple but welcoming space that has greeted family and friends for many years. The staircase rises ahead, while doors to either side hint at the generous accommodation beyond.

Ground Floor Receptions

To the left, the lounge has clearly been the setting for countless evenings spent together. Natural light pours in through the front-facing window, illuminating the room and drawing attention to the open fireplace, complete with a traditional surround. It is easy to imagine winter evenings gathered here, the fire glowing gently, conversations flowing, and the room filled with warmth and comfort. This is a space designed for relaxation and connection, and it retains a timeless, homely feel.

Opposite the lounge, the separate dining room continues the story of a home built for family life. Overlooking the front garden, this room has hosted everything from everyday meals to special occasions. Its generous proportions allow for a substantial dining table, making it ideal for entertaining, celebrations, or simply sitting together at the end of the day. The separation from the lounge offers flexibility, allowing each space to be enjoyed independently while still flowing naturally through the home.

Kitchen

Moving toward the rear, the kitchen/breakfast room forms the practical heart of the property. This well-used and well-cared-for space has supported daily routines for decades. Fitted with a range of base and wall units, it offers ample storage and worktop space, along with a stainless-steel sink set into durable surfaces. There is space and plumbing for a washing machine and dishwasher, room for a fridge/freezer, and a four-ring gas hob with an integrated electric oven. A breakfast table fits comfortably here, creating a sociable area where mornings begin and conversations continue. A rear-facing window brings in natural light, while a door opens directly onto the garden, seamlessly linking indoor and outdoor living.

Cloakroom

A valuable addition to the ground floor is the downstairs cloakroom — a practical feature that enhances everyday convenience. Finished with part-tiled walls, a contemporary wash hand basin, and an obscure double-glazed window, it reflects thoughtful updates made over time to suit modern living.

Upstairs

Upstairs, the first-floor landing benefits from borrowed light via a glazed loft area and Velux window, creating a surprisingly bright and airy space. From here, doors lead to three good-sized bedrooms and the family bathroom, each room reflecting the care and longevity with which the home has been occupied.

Bedroom One

The main bedroom is a particularly generous room, enjoying light from windows to both the front and rear. Built-in storage recesses and an airing cupboard housing the gas central heating boiler add to the room's practicality. This has clearly been a restful and comforting space over the years, offering flexibility for modern furnishings without feeling overcrowded.

Bedroom Two & Three

Bedroom two, overlooking the front garden, is another well-proportioned room with a useful recessed storage area, while bedroom three provides a versatile space suitable for a child's room, guest bedroom, or home office. Each room benefits from central heating and double glazing, ensuring comfort throughout the year.

Bathroom

The family bathroom completes the first floor and is fitted with a white suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and W.C. Part-tiled walls, an extractor fan, and an obscure double-glazed window ensure the room is both functional and easy to maintain.

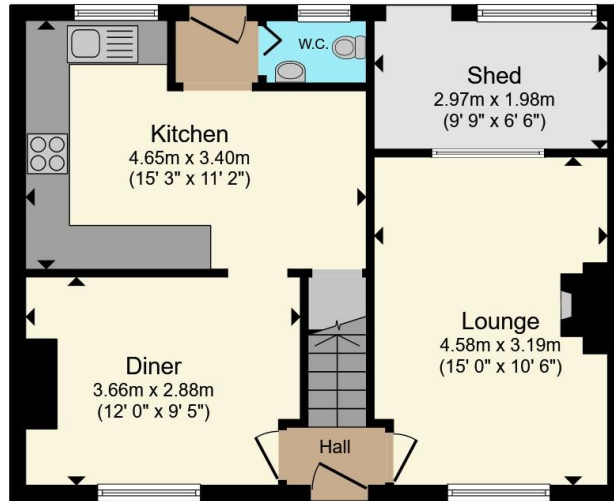
Outside

Outside, the rear of the property reveals an enclosed courtyard garden that has been enjoyed and adapted over time. Enclosed by fencing and enjoying the afternoon sun, it offers a private and manageable outdoor space for relaxation or entertaining. A gate provides access to the rear service lane, where part of the garden has been utilised as off-road parking — a valuable feature in such a central location. There is scope to extend this parking area further, subject to personal preference, though this would reduce the garden size. A useful lean-to area with power and lighting provides excellent storage or workshop potential, while an outside tap adds further convenience.

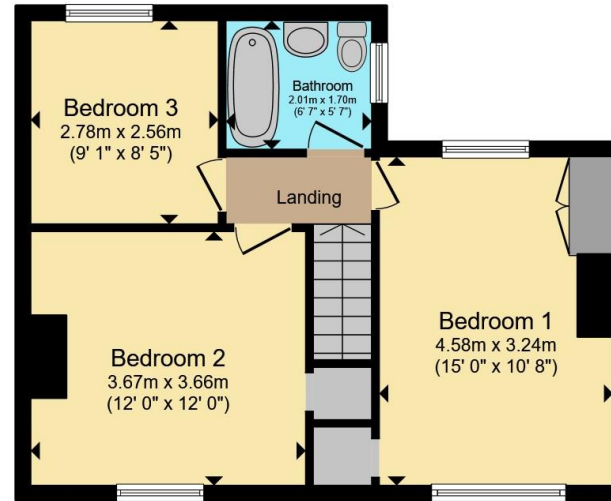








Ground Floor



First Floor

Total floor area 94.8 m² (1,020 sq.ft.) approx

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