



Offers in the Region of £290,000

Clifton Road, Paignton,  
TQ3 3LB

A well-presented and recently updated two bedroom detached bungalow, ideally located just outside of Paignton town. This spacious home has undergone a series of improvements, now featuring a newly fitted high-quality kitchen, updated wet room and landscaped rear garden. The property enjoys impressive sea views across to Thatcher's Rock and Torquay, while also offering off-road parking and a garage with a new electric door. Conveniently positioned within easy reach of local amenities including Paignton town, beaches, schools, supermarkets, doctors and pharmacies.



**ENTRANCE** A UPVC double glazed front door opens into a wide and welcoming entrance hallway with doors leading to the adjoining rooms and overhead lighting.

**LIVING ROOM** – 4.41m x 3.68m A bright and spacious living room positioned to the front aspect, offering ample space for a range of furniture. Features include TV and internet points, UPVC double glazed window and gas central heating radiator.

**KITCHEN** – 3.76m x 2.61m A newly fitted kitchen finished to a high standard, offering a range of quality cupboards with built in lowering shelves. The kitchen includes a built-in fridge freezer, dishwasher, single electric oven and induction hob with extractor over. Additional features include a sink and drainer unit, UPVC double glazed window and UPVC double glazed door leading to the side porch. Larder cupboard. The kitchen has a loft hatch and houses the electric meter and consumer unit.

**BEDROOM ONE** – 3.8m x 2.93m A spacious double bedroom with plenty of room for furniture, UPVC double glazed window overlooking the rear garden and gas central heating radiator.

**BEDROOM TWO** – 3.82m x 3.36m A further generous double bedroom with UPVC double glazed window overlooking the rear garden, gas central heating radiator and a fire door providing access into the garage.

**WET ROOM** An updated and practical wet room comprising WC, wash hand basin and shower area, now also benefiting from a bidet. Additional features include a UPVC double glazed obscure window and gas heated towel rail.



## OUTSIDE

**REAR GARDEN** A newly landscaped and well-maintained rear garden designed for ease of use and enjoyment. The space includes a modern decked seating area which takes full advantage of the fantastic sea views across to Thatcher's Rock and Torquay, alongside patio and lawn sections ideal for relaxing or entertaining.

**PARKING** Off-road parking for two vehicles on the driveway leading to the garage, with additional potential for further parking to the front if required, also benefiting from an EV Car charging port.

**GARAGE** A larger than average single garage, now fitted with a new electric door. The space includes power, lighting, along with a courtesy door leading to the rear garden.

**HOBBY ROOM/OFFICE SPACE** located at the rear of the garage the property benefits from a practical room a UPVC double glazed window with sea views. Newly fitted gas boiler.

Address 'Clifton Road, Paignton, TQ3 3LB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | D'

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