



GUIDE PRICE OF £400,000 - £420,000

Clennon Rise,
Paignton, TQ4 5HG

A well presented and substantially sized four bedroom semi detached family home located in the highly desirable location of Goodrington, Paignton. The property comprises of a welcoming inner porch that opens into a wide and charming hallway, a spacious living room, a large kitchen that flows into the dining room, four sizeable bedrooms two of which are en-suite, a further family bathroom, sun soaked rear gardens, a garage and off road parking. The home is perfectly positioned within close reach of schools, Goodrington and Paignton beach, Paignton town, bus and train links, doctors and more.



ENTRANCE PORCH A wooden double glazed front door opens into a welcoming inner porch ideal for coats and shoes. Tiled flooring, double glazed windows and a secondary door lead seamlessly through to the hallway.

HALLWAY Step into a wide, inviting hallway with a beautiful stained glass wooden door and matching side windows. Stairs rise to the first floor, original picture and dado rails, a gas central heated radiator.

LIVING ROOM A bright and spacious living room offering generous space for furniture. A feature log burning stove creates a cosy focal point, complemented by picture rails, uPVC double glazed windows and a door opening directly to the gardens.

KITCHEN A substantial kitchen, perfectly designed for both everyday living and entertaining flowing effortlessly into the dining room. Fitted with a comprehensive range of wall, base and drawer units topped with granite work surfaces, it includes a Belfast sink, range style cooker, integrated dishwasher, and a pantry cupboard. There is also space and plumbing for a washing machine, fridge freezer and dryer. Tiled splashbacks, a uPVC double glazed window and a door lead directly to the rear garden.

DINING ROOM Generously proportioned to accommodate an eight seater table, the dining room features a charming log burning stove, uPVC double glazed bay window and central heating radiator. French doors connect seamlessly to the kitchen making it ideal for hosting.

FIRST FLOOR

BEDROOM ONE An exceptionally spacious, light filled master bedroom at the front of the property, complete with built in wardrobes and drawers, uPVC double glazed bay window and central heating radiator.

EN-SUITE A well-appointed en-suite featuring a low level WC, freestanding wash basin with storage below and a walk in shower. Finished with tiled walls, shaver point, obscure double glazed window and chrome heated towel rail.

BEDROOM TWO A generously sized double bedroom with views over the landscaped rear garden, built in wardrobes and shelving, uPVC double glazed window and central heating radiator. a vehicle.

BEDROOM THREE Another sizeable bedroom to the rear aspect, complete with uPVC double glazed window and central heating radiator.

BATHROOM A stylish family bathroom comprising a low level WC, vanity wash basin with storage, and a panelled bath with overhead shower and glass screen. Finished with complementary tiling, obscure double glazed window and chrome heated towel rail.

SECOND FLOOR

BEDROOM FOUR An expansive fourth double bedroom suite with deep built in wardrobes, uPVC double glazed window and central heating radiator.

EN-SUITE A modern en-suite fitted with a low level WC, vanity wash basin with storage, and a spacious corner shower. Featuring wall panelling, built in cupboards, shaver point, uPVC double glazed window, and chrome heated towel rail.

OUTSIDE The south-east facing rear garden has been thoughtfully landscaped to create a series of inviting outdoor spaces. From the patio off the living room and kitchen perfect for morning coffee, steps lead to a lawn framed by mature shrubs and plants. A second large patio is ideal for al fresco dining, while a further gravel stone area offers additional seating or relaxation space.

GARAGE A larger than usual single garage with an electric garage door, lighting and electrical points and space for ample storage.

PARKING Off road parking to the front of the property on a concrete driveway for a vehicle.

AGENTS NOTES Some of the windows and doors at the property are white Aluminium and the property also benefits from Solar Tubes which provide free hot water on hotter days.



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.2 sq.m.) approx.



Address 'Clennon Rise, Paignton, TQ4 5HG'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'C'

Taylor's Estate Agents
24-26 Hyde Road
Paignton
Devon
Tq4 5by