



**103b Penwill Way**

**Paignton**

Guide Price  
**£550,000**



**Bedrooms:** 4/5 | **Bathrooms:** 3 | **Receptions:** 2/3

Please Quote JK1243 - A superb and beautifully presented three storey contemporary home, located in the highly sought-after Penwill Way in Paignton, perfectly positioned for Goodrington Sands, Torbay Leisure Centre and the highly regarded Churston Grammar School providing excellent Ofsted reports. This substantial family home offers versatile accommodation arranged over three floors, with each level enjoying its own distinct character and outlook.

Steps rise to the front entrance, opening into a welcoming, light and airy hallway which immediately sets the tone for the space and quality throughout. On this level you will find a generous L-shaped lounge/diner, ideal for both relaxing and entertaining, with bi-fold doors opening onto a sunny balcony — perfect for bringing the outside in during the warmer months. Adjacent is a further sizeable reception room, currently arranged as a movie room, offering flexibility as a formal sitting room, playroom or additional living space. Also on this floor is a contemporary shower room and a versatile room presently used as a treatment/practice room, which would equally serve as a bedroom or home office.

The middle floor forms the heart of the home, featuring a wonderful open-plan kitchen/dining room fitted with modern units and integrated appliances, providing ample space for family dining and social gatherings. Doors lead directly onto the terraced rear garden, creating an effortless indoor-outdoor flow. A separate utility room adds practicality, while the impressive principal bedroom suite benefits from a built-in dressing area and a beautifully upgraded en-suite bathroom, complete with a modern bath and separate shower cubicle.

On the top floor there are four further double bedrooms. Two enjoy rear garden views and benefit from built-in wardrobes. Two additional front-facing rooms offer slightly restricted head height, making them ideal children's bedrooms, guest rooms or additional office space. A stylish family bathroom serves this floor.

Externally, the property continues to impress. To the front is a generous driveway leading to a double garage with electric door and additional storage room. The rear garden is arranged over different levels, thoughtfully designed to maximise enjoyment of the views, and includes an impressive bar area — perfect for entertaining family and friends.

A truly versatile and spacious home in a prime coastal location, ideal for growing families or those seeking flexible living accommodation close to beaches, amenities and excellent schools.







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