



**Connells**

Waterleat Avenue  
Paignton



## Property Description

This spacious and well-arranged home offers ideal accommodation for family life, with light-filled rooms, open views, and a generous garden designed to be enjoyed year-round.

The property is approached via a useful front porch, perfect for storing coats, bags, and shoes, leading into a welcoming hallway with access to the loft. On this level are three bedrooms, providing excellent flexibility for families. There are two comfortable double bedrooms, both enjoying open views towards Kings Ash Hill and benefiting from fitted storage, while the third bedroom is a well-proportioned single room, ideal for a child's bedroom, nursery, or home office. A convenient cloakroom with WC completes this floor, particularly useful for busy mornings.

The lower ground floor forms the heart of the home. A bright and spacious lounge enjoys an attractive outlook over the rear garden and countryside beyond, with a feature fireplace creating a cosy focal point. An open archway leads into the dining area, perfectly suited for family meals and gatherings. The adjoining kitchen/breakfast room offers ample space for cooking and everyday life, with direct access out to the garden. A well-appointed family bathroom completes the accommodation.

Outside, the rear garden offers a sunny patio and level lawn, providing a safe and enjoyable space for children, relaxation, and entertaining. Further benefits include a garage, parking, and useful cellar storage.

## On Entrance

From the moment you arrive at this charming home, there's an immediate sense of space, light, and quiet reassurance. Stepping through the front porch, sheltered and practical, you're welcomed into an inviting entrance that offers ample room for boots, coats, and the everyday essentials of life. Natural light filters through the double-glazed side panel, hinting at the bright and open accommodation that lies beyond.

## Hallway

The hallway feels calm and well proportioned, with soft wall lighting creating a gentle ambience. Access to the loft adds a practical bonus for storage, while the layout flows effortlessly, guiding you through the home with ease. This is a property that feels thoughtfully arranged, offering both comfort and functionality from the outset.

## Bedrooms

On this level, all three bedrooms are conveniently positioned, making it ideal for families, downsizers, or anyone seeking flexibility. The main bedroom is a generous double and a true retreat at the end of the day. A large double-glazed window frames open views towards Kings Ash Hill, bringing a sense of the outdoors into the room. Built-in wardrobes, matching top boxes, and a chest of drawers provide excellent storage, keeping the space uncluttered and restful, while a radiator ensures year-round comfort.

The second bedroom is another well-sized double, mirroring the same open outlook and feeling equally light and airy. With its own built-in wardrobe, this room is perfect for guests, family members, or as an additional main bedroom should flexibility be required.

Bedroom three is a versatile space that adapts easily to changing needs. Currently arranged as a single bedroom, it benefits from built-in storage, a wardrobe, and a dressing table. With a double-glazed window and radiator, it would also make an ideal home office, nursery, or hobby room, offering a peaceful environment away from the main living areas.

### Cloakroom

Completing this level is a convenient cloakroom fitted with a white suite and close-coupled WC. A double-glazed window allows for natural light and ventilation, a practical addition for busy households or visiting guests.

### Lower Ground

From the hallway, stairs lead down to the lower ground floor, where the home truly opens up into its main living spaces. The lower hallway provides additional storage with an understairs cupboard and an airing cupboard housing the hot water tank, while a radiator ensures warmth throughout.

### Lounge

The lounge is an impressively sized room that immediately draws your attention. Flooded with natural light from a large double-glazed picture window, it enjoys uninterrupted views across the rear garden and towards Kings Ash Hill beyond. The decorative fireplace, complete with inset electric fire and display alcoves, creates a welcoming focal point, making this a space designed for relaxation and conversation. There's plenty of room for comfortable seating, and the open layout allows the space to feel both cosy and sociable.

### Dining Area

An open archway leads seamlessly into the dining area, where there's ample space for a six-seater table—perfect for family meals, celebrations, or relaxed dinners with friends.

The dining area benefits from the same open outlook, reinforcing the sense of connection between the home and its surroundings, while maintaining excellent natural light.

### Kitchen & Breakfast Room

Beyond the dining area, the kitchen and breakfast room offers generous proportions and outstanding potential. Fitted with a range of wooden wall and base units topped with granite-effect work surfaces, this space balances practicality with warmth. Integrated appliances include a Neff dishwasher and a Creda ceramic hob with electric oven and grill below, while plumbing is in place for a washing machine. A tiled floor adds durability, and the room is further enhanced by a large double-glazed window that echoes the beautiful views seen throughout the rear of the property. A glazed back door leads directly outside, making day-to-day life and entertaining effortless.

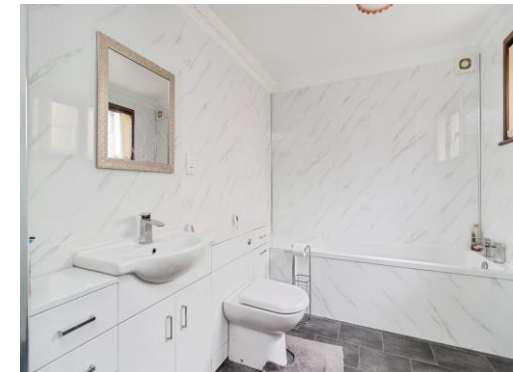
### Bathroom

The bathroom is well appointed and spacious, featuring a panelled bath with mixer tap, a vanity unit with inset wash basin and concealed-cistern WC, and a separate glazed shower cubicle fitted with a Mira electric shower. Fully tiled walls, a shaver point, radiator, and double-glazed window combine to create a practical yet comfortable space for everyday use.

### Outside

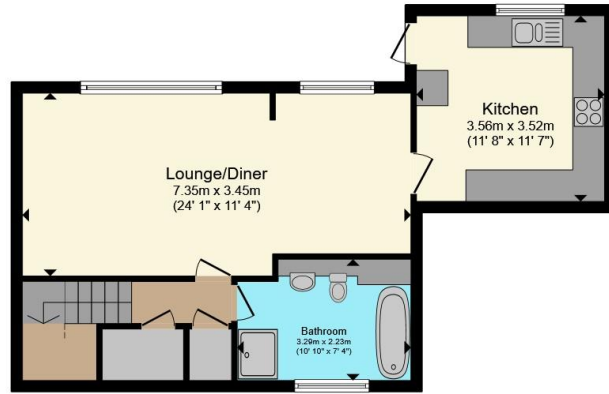
Outside, the home continues to impress. To the front, a neat gravelled area offers low-maintenance kerb appeal, while parking is provided by a dedicated bay for one car. The garage adds further value, complete with power, lighting, cold tap, and housing for the gas meter—ideal for storage, hobbies, or additional practicality.

For those needing even more space, the cellar—though with limited headroom—offers power and lighting, making it ideal for additional freezers, storage, or seasonal items.





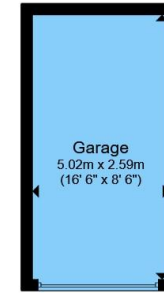




**Lower Ground Floor**



**Ground Floor**



**Garage**

Total floor area 114.2 m<sup>2</sup> (1,229 sq.ft.) approx

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**Connells**

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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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