

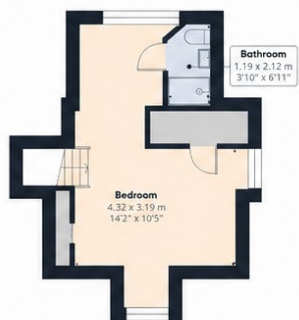


Taylor's
sales & lettings

Guide Price £450,000 - £475,000

Clennon Avenue, Paignton, TQ4 5HE

A beautifully presented two bedroom detached home enjoying truly breathtaking sea views across the bay. Finished to an excellent standard throughout, the property offers exceptionally spacious and versatile accommodation with high-quality features including solid wooden doors and granite work surfaces. The impressive first floor bedroom takes full advantage of the spectacular coastal outlook, while outside the home benefits from a private landscaped garden, sun terrace, garage and generous driveway parking for up to three vehicles. Perfectly positioned within easy reach of local amenities, schools, doctors surgery and transport links, this wonderful home offers an exciting opportunity in a highly desirable location.



ENTRANCE HALLWAY A welcoming and generously proportioned entrance hallway providing access to the principal ground floor accommodation and immediately creating a bright and spacious feel.

BEDROOM ONE An impressively spacious double bedroom flooded with natural light and offering excellent proportions for a range of bedroom furniture. Currently accommodating a super king-size bed alongside wardrobes and chest units, demonstrating the generous space on offer. Benefitting from a uPVC double glazed window and gas central heating radiator.

KITCHEN A wonderfully spacious and well-appointed kitchen finished to a high standard with an extensive range of wall, base and drawer units complemented by beautiful granite work surfaces. Appliances include an induction hob with extractor hood, integrated microwave and eye-level electric oven, with further space and plumbing for a dishwasher and space for a fridge freezer. The kitchen provides an excellent combination of practicality and quality whilst enjoying access to the sun terrace.

DINING ROOM / HOBBY ROOM / STUDY A fantastic and incredibly versatile reception space which could comfortably serve as a dining room, home office, hobby room or additional sitting area. uPVC double glazed windows allow plenty of natural light into the room whilst taking full advantage of the wonderful sea views. A staircase rises to the impressive first floor bedroom and the room is complemented by a gas central heating radiator.

SHOWER ROOM A beautifully presented and fully tiled shower room comprising a particularly generous walk-in shower enclosure, vanity wash hand basin and low level WC. uPVC double glazed obscured windows create a wonderfully bright feel, complemented by spot lighting and a heated towel rail.

UTILITY ROOM A particularly useful and generously sized utility room providing space and plumbing for a washing machine alongside further space for a tumble dryer and freezer. Benefitting from spot lighting, a gas central heating radiator, uPVC double glazed windows and a door providing direct access to the rear garden.

FIRST FLOOR

BEDROOM TWO An exceptional first floor double bedroom occupying the loft space and offering superb proportions alongside truly breathtaking sea views across the bay. The triple aspect allows an abundance of natural light to flood the room, creating a wonderfully bright and spacious principal bedroom. A range of built-in wardrobes provides excellent storage, whilst multiple uPVC double glazed windows make the most of the impressive coastal outlook. Further benefitting from two gas central heating radiators and access to the en-suite.

EN-SUITE A well-appointed three-piece en-suite comprising a large walk-in mains shower, vanity wash hand basin and low level WC, complemented by a heated towel rail.

OUTSIDE

SUN TERRACE Leading directly from the kitchen is a wonderful sun terrace providing an ideal space for alfresco dining, entertaining or simply relaxing and enjoying the surroundings.

REAR GARDEN A small flight of steps leads from the terrace into the attractive rear garden. Designed with ease of maintenance in mind, the garden is predominantly laid with decorative pebbles and complemented by an array of established plants. Fully enclosed and enjoying an excellent degree of privacy, it provides a peaceful outdoor space to enjoy.

DRIVEWAY A substantial private driveway provides generous off-road parking for up to three vehicles.

GARAGE A good-sized single garage benefitting from an electricity supply and providing secure parking or useful additional storage.

Address 'Clennon Avenue, Paignton, TQ4 5HE'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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