



Connells

Dartmouth Road  
Paignton



## Property Description

\*\*\*Guide Price £375,000 - £400,000 \*\*\*  
Connells are extremely delighted to bring to the market this beautifully presented three/four-bedroom semi-detached family home, perfectly positioned in the very heart of Paignton. Offering spacious and versatile accommodation throughout, this wonderful property combines charm, character, and practicality, making it an exceptional opportunity for growing families, multi-generational living, or even those seeking investment potential. The location further enhances the appeal of this wonderful home. Being situated in central Paignton means residents can enjoy easy access to the town centre, local shops, restaurants, schools, transport connections, and stunning coastal walks. The beautiful beaches and surrounding South Devon coastline are all within easy reach, making this an ideal location for both families and those seeking a relaxed coastal lifestyle.

Properties offering this level of space, flexibility, character, and outdoor living are rarely available for long, particularly in such a desirable and convenient location. This is a home that truly needs to be viewed to fully appreciate everything it has to offer.

Contact Connells today to arrange your viewing and secure the opportunity to own this remarkable Paignton home before it is gone.

## On Approach

From the moment you arrive, this attractive home immediately impresses with its welcoming appearance and generous driveway parking, comfortably catering for multiple vehicles and the needs of every family member. The convenience of off-road parking in such a central location is a significant benefit and adds further appeal to this already desirable property.

## On Entrance

As you approach the entrance, you are welcomed by a spacious entrance porch, providing the perfect practical area to remove coats, shoes, and outdoor wear before stepping into the main home. This useful addition creates a warm and inviting first impression while helping to keep the main living spaces organised and clutter-free.

Entering the property itself, you are greeted by a bright and welcoming hallway, where doors lead off to the principal rooms of the home. It quickly becomes clear that this property has been exceptionally loved and cared for by its current owners, with a wonderful sense of warmth and character evident throughout every room.

## Lounge

The main lounge is a truly beautiful space, full of charm and original character features that give the home its own unique personality. High ceilings create an immediate sense of space and grandeur, while natural light floods the room, enhancing its bright and airy atmosphere.

The generous proportions allow ample room for a wide variety of furnishings, making it an ideal setting for relaxing evenings with family or entertaining guests.

The combination of traditional features and comfortable living space creates a room that feels both elegant and homely.

## Kitchen

Continuing through the property from the hallway, you will find the kitchen, which has been thoughtfully designed to provide both functionality and practicality. Fitted with a range of built-in appliances, the kitchen offers excellent storage and preparation space for everyday family life. The room also enjoys pleasant views overlooking the beautifully landscaped rear garden, allowing natural light to brighten the space while creating a calm and enjoyable cooking environment. Whether preparing family meals or entertaining friends, this kitchen serves as a wonderful hub of the home.

## Bedroom/Study/Dining Room

One of the standout features of this versatile property is the second reception room. This adaptable space offers endless possibilities depending on the needs of the new owners. Currently used as an additional reception area, it could easily function as a fourth bedroom, making it ideal for extended family living, overnight guests, or even older children seeking their own private space. Equally, it could be transformed into a home office, study, hobby room, dining room or playroom. Being a generous double room, there is ample space for furniture and flexible use.

## Garden Room

Leading directly from the kitchen is a delightful garden room, providing the perfect place to relax and unwind while enjoying views across the stunning rear gardens. Bathed in natural light, this peaceful space is ideal for enjoying a morning coffee, reading a book, or simply appreciating the beauty of the outdoor surroundings throughout the changing seasons. The seamless connection between the interior living spaces and the garden creates a wonderful sense of flow and tranquillity.

## Downstairs Cloakroom

Can be accessed from the sunroom. Low level WC.

## First Floor Landing

Ascending to the first floor, the property continues to impress with three generously sized bedrooms, all beautifully presented and offering comfortable accommodation for the whole family.

## Master Bedroom

The master bedroom is an excellent-sized double room with ample space for a range of bedroom furniture. Bright, airy, and welcoming, it provides a peaceful retreat at the end of a busy day while still offering practicality and comfort in equal measure.

## Bedroom Two

The second bedroom is another spacious double room, again offering excellent proportions and flexibility. Ideal for children, guests, or additional family members, the room benefits from plenty of natural light and space for wardrobes, drawers, and other furnishings.

## Bedroom Three

The third bedroom continues the theme of generous accommodation with ample space for furniture. The size and versatility of all three bedrooms make this home particularly attractive for larger families or those needing flexible living arrangements.

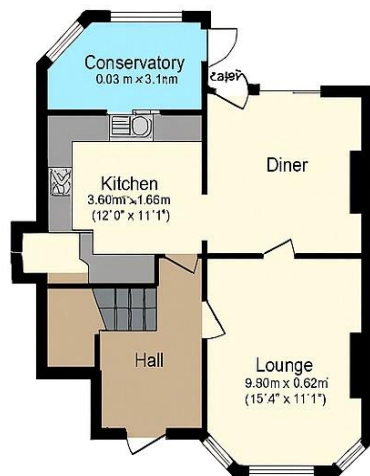
## Shower Room

Completing the first-floor accommodation is a modern family bathroom, stylishly fitted and designed to cater for the needs of the entire household. Finished to a contemporary standard, the bathroom offers both comfort and practicality while complementing the overall quality of the home.









**Ground Floor**



**First Floor**



**Self contained studio**



**Outbuilding**

Total floor area 163.8 m<sup>2</sup> (1,763 sq ft) approx

This floor plan is for illustrative purposes only, it is not drawn scale. Any measurements, floor areas dos (including any total floor area, openings and otes and orternation are approx mate. No excale are glayronized they cwnrot be relied upon for any purpose out they do not form post of any agreement. No liability for taken for any error, ortnission or mistatement wdstatement. A party must rely uply its own inspections). Powered by www.propertybox to



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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/PGN312803](http://connells.co.uk/Property/PGN312803)**



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