



Guide Price £375,000 - £400,000

Clennon Rise,
Goodrington, Paignton,
TQ4 5HG

A spacious four bedroom semi detached family home located within the extremely desirable location of Goodrington, Paignton. The property comprises of an inner porch that leads into a welcoming entrance hallway, a spacious living room, a large kitchen/diner, a useful downstairs cloakroom, four bedrooms, a family bathroom, a utility room, garage and sun drenched south facing rear gardens. The home is perfectly situated within close proximity of Goodrington and Paignton beach, Paignton town, bus links, doctors and pharmacies, schools and more. The property is being sold with no onward chain!



ENTRANCE PORCH uPVC double glazed French doors open into a charming entrance porch, enhanced by beautiful stained glass windows and an original stained glass timber front door that leads into the main accommodation, creating a striking first impression as you enter the home. The house is 1930's build and retains character features such as the stained glass.

RECEPTION HALL A wide and welcoming hallway, featuring a staircase rising to the first floor, access to the principal ground floor rooms, exposed timber floorboards, understairs storage, thermostat heating controls and a gas central heating radiator.

LIVING ROOM A wonderfully light filled and generously proportioned living room, offering ample space for both relaxation and entertaining. A feature wood burning stove creates a warm focal point, while a large uPVC double glazed bay window frames views over the beautifully manicured front garden. Additional features include a television point and gas central heating radiator.

KITCHEN/DINING ROOM A superbly spacious and bright kitchen/dining room. The kitchen is fitted with an extensive range of wall, base and drawer units, complemented by square edged work surfaces, a 1.5 bowl stainless steel sink, eye level double oven with integrated grill, and space and plumbing for a fridge freezer and dishwasher. A cupboard houses the Ideal boiler, a deep larder unit, and a central island incorporating a four ring gas Neff hob with additional storage beneath. The dining area comfortably accommodates a 6/8 seater dining table and is centred around an attractive feature fireplace. Natural light floods the space through uPVC double glazed windows, a glazed door, and bifold doors opening seamlessly onto the garden, ideal for indoor-outdoor living and entertaining.

CLOAKROOM A practical and well appointed ground floor cloakroom comprising a low level WC and wall mounted wash hand basin.

FIRST FLOOR Airing cupboard for storage.



BEDROOM ONE A beautifully proportioned master bedroom enjoying a front aspect with open outlooks across the surrounding area and front gardens. The room offers excellent space for furnishings and benefits from a large uPVC double glazed bay window and gas central heating radiator.

BEDROOM TWO A generous double bedroom overlooking the sun drenched rear gardens, complete with uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A sizeable third bedroom positioned to the rear, enjoying lovely views over the well maintained gardens, with uPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A versatile fourth bedroom to the front of the property, ideal as a home office, nursery, study or hobby room. Features include a built in storage cupboard, small built-in wardrobe, uPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM A well appointed four piece family bathroom comprising a low level WC, pedestal wash hand basin, panelled bath and corner shower enclosure. Finished with part tiled walls, an obscure glazed uPVC window and gas central heating radiator.

OUTSIDE

REAR GARDEN A beautifully arranged, sun soaked south facing rear garden, thoughtfully designed over three levels. A generous patio, accessed directly from the kitchen/dining room, provides the perfect setting for alfresco dining and entertaining. Steps rise to a lawned garden, with further steps leading to an additional upper lawn featuring a timber shed. The garden is planted with a wide variety of mature shrubs and planting, and also benefits from a water tap and gated side access.

UTILITY ROOM Across from the kitchen, to the rear of the property is a spacious and practical utility room fitted with base units, work surfaces, a stainless steel sink and space and plumbing for a washing machine.

GARAGE Single garage with metal up and over door, offering excellent storage, overhead lighting and power points.

Address 'Clennon Rise, Goodrington, Paignton, TQ4 5HG'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '65 | D'

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