



# The Manor House, 35 Colley End Park, Paignton TQ3 3BY

£425,000

5 2 2



- Elegant and Spacious Period Residence
- Large Living Room with adjoining Conservatory,
- Luxury Spa Bathroom
- GCH & DGlazing
- Ample Parking
- Stunning Sea Views from many Elevations
- Hi Spec Kitchen & Spacious Dining Room
- Home Office
- Managable Gardens
- Quiet Postion Close to Town



Elegant and spacious period residence with stunning sea views, ideally located for easy access to the town centre and main road networks. Beautifully restored and modernised by the current owners, this impressive home offers versatile accommodation including five double bedrooms, a large living room with adjoining conservatory, and a spacious dining room (currently used as a gym). The high-specification kitchen features marble work surfaces and a Belfast sink, complemented by a separate office, utility room and a luxurious spa-style bathroom. Further benefits include gas central heating and double glazing. Outside, the property boasts ample parking for multiple vehicles and sunny, enclosed gardens—perfect for relaxing or entertaining. Combining generous space, excellent presentation, and lovely sea views, this superb home is highly recommended for internal viewing.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 69        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 42                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements