



**Connells**

Flora Close  
Paignton



## Property Description

This beautifully presented two-bedroom semi-detached home, constructed in 2024, offers an exceptional opportunity to acquire a stylish and energy-efficient property designed for modern living. Combining contemporary finishes with practical design, the home is perfectly suited to first-time buyers, downsizers, or investors seeking a turnkey property with the added advantages of two allocated parking spaces and an electric vehicle charging point. Offered for sale with no onward chain, this home is ready for immediate occupation, allowing buyers to move with minimal delay. Its contemporary design, energy efficiency, and low-maintenance appeal make it an outstanding option for those seeking a hassle-free purchase. Early internal viewing is strongly recommended to fully appreciate the quality and lifestyle opportunity on offer.

## On Approach

Upon arrival, the property immediately impresses with its attractive frontage, featuring a low-maintenance garden laid to stone chippings and enhanced with carefully planted shrubs, creating a welcoming first impression. A paved pathway leads to the canopied entrance, where a composite door with obscure glazed inserts opens into the entrance hall.

## On Entrance

The entrance hall is both practical and inviting, providing a neat introduction to the

home with space for coats and shoes, along with a radiator and smoke detector. From here, doors lead into the main living accommodation, which is arranged as a bright and spacious open-plan kitchen, dining, and sitting room

## Lounge, Kitchen & Diner

The kitchen area is well-appointed with a modern range of base and drawer units, complemented by sleek work surfaces. An inset sink with mixer tap sits beneath a UPVC double-glazed window to the front aspect, allowing natural light to flood the space. Integrated appliances include an electric oven, hob with extractor, fridge, freezer, and washing machine, ensuring the kitchen remains both functional and uncluttered. A practical breakfast bar provides additional workspace as well as an informal dining option, enhanced by stylish pendant lighting overhead.

Flowing seamlessly from the kitchen is the sitting and dining space, designed with both relaxation and entertaining in mind. This versatile area benefits from a generous layout, with a pendant light point, radiator, and TV and telephone connection points. UPVC double doors open directly onto the rear garden, creating a bright, airy atmosphere and allowing for an effortless connection between indoor and outdoor living during warmer months.

## Cloakroom

Completing the ground floor accommodation is a conveniently located WC, fitted with a pedestal wash hand basin and WC, making it ideal for guests and everyday use.

## First Floor Landing

Doors off to principle rooms

## Principle Bedroom

The main bedroom, positioned to the rear of the property, is a comfortable and well-proportioned space. It benefits from a built-in wardrobe complete with hanging rails and lighting, as well as an over-stairs storage cupboard, ensuring ample storage solutions without compromising on floor space. A double-glazed window overlooks the rear garden, and a radiator with thermostat control ensures year-round comfort.

## Bedroom Two

The second bedroom, located at the front of the property, is equally versatile and could serve as a guest room, home office, or nursery. It features a UPVC double-glazed window, radiator, and an airing cupboard housing the hot water cylinder, making efficient use of space.

## Bathroom

The modern bathroom/WC is finished to a high standard and serves both bedrooms. It includes a panelled bath with shower over, a pedestal wash hand basin with tiled splashback, and a WC. Inset spotlights, a heated towel rail, and an extractor fan enhance both the practicality and comfort of this space, while an obscure glazed window allows for natural light while maintaining privacy.

## Outside

Externally, the rear garden has been thoughtfully designed for ease of maintenance while still offering an attractive outdoor space. Accessible directly from the sitting room, it comprises a combination of paving slabs and artificial grass, making it ideal for relaxing, entertaining, or dining al fresco. The garden is fully enclosed by timber fencing, offering a sense of privacy and security. Additional benefits include a gated side access, an outside power point, an outside tap, and a timber garden shed for storage.

The property's practical features extend to the parking arrangements, with two allocated spaces and the added benefit of an EV charging point, catering perfectly to modern lifestyle needs.

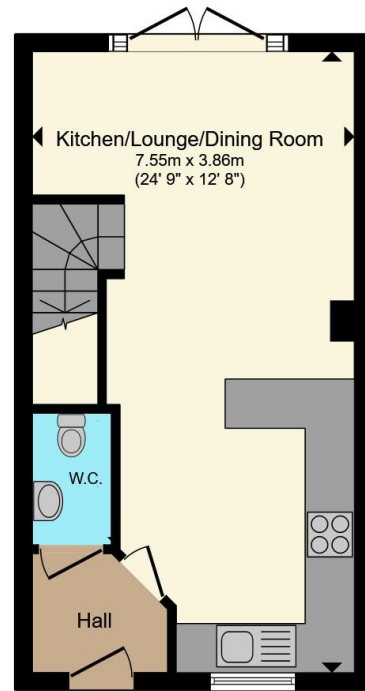
## Agents Note

Further adding to the property's appeal is the inclusion of an air source heat pump, providing efficient and environmentally friendly heating, reducing energy costs and contributing to a lower carbon footprint.

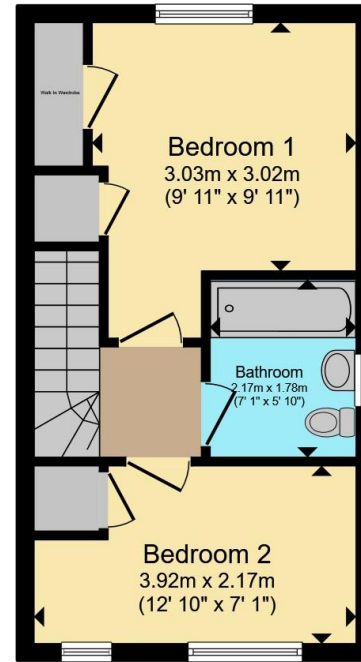








**Ground Floor**



**First Floor**

Total floor area 59.3 m<sup>2</sup> (639 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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