



Connells

Norman Road  
PAIGNTON



## Property Description

Norman Road is situated on a level plot within easy walking distance of Paignton sea-front and the town centre.

On the ground floor there is an entrance hallway, two double bedrooms with one ensuite, on the first floor you will find a spacious lounge which is currently being used as a dance studio, a kitchen, third bedroom, shower room and cloakroom. On the top floor there are 3 further bedrooms and a family bathroom.

The annex comprises of a bedroom/lounge, kitchen and shower room.

Outside the property there are two large garages and low maintenance gardens.

The property has been very well-maintained and offers versatile accommodation.

At present generates an income of approximately between £35,000 - £40,000 pa

## Main House

### Ground Floor Accommodation

#### Entrance Hallway

An obscure uPVC double glazed door at the front of the property gives access to the entrance hallway, gas fired central heated radiator, stairs rising to the first floor, opening into inner hallway with built in shelving, built in storage cupboard under stairwell and doors leading to principle rooms

#### Bedroom One

14' 2" plus Bay window x 14' 1" ( 4.32m plus Bay window x 4.29m )

A light and spacious room with uPVC double glazed bay window over looking the front aspect, uPVC double glazed window over looking the side aspect, Gas fired central heated radiator.

## Bedroom Two

13' 1" max x 13' 1" max ( 3.99m max x 3.99m max )

Coved ceiling with ceiling smoke detector, uPVC double glazed french doors leading to an enclosed courtyard garden, gas fired central heated radiator, opening leading into

## Ensuite

Double cubicle with electric shower over and sliding glazed screen, close coupled wc, pedestal wash hand basin with mixer tap over.

## First Floor Accommodation

Built in storage cupboards, two gas fired central heated radiators, stairs leading to the second floor and doors leading into principle rooms.

## Lounge

26' 2" plus bay window x 14' 2" ( 7.98m plus bay window x 4.32m )

Currently used as a dance studio.

A light and spacious dual aspect room with uPVC double glazed bay window to the front aspect and uPVC double glazed windows to the side aspect, built in storage the full length of one wall with sliding mirrored doors housing hanging and shelving space, two gas fired central heated radiators.

## Kitchen

9' 11" x 7' 11" ( 3.02m x 2.41m )

Ceiling smoke detector, uPVC double glazed window over looking the front aspect, Fitted kitchen comprising matching wall and base units with roll edge work surface over, single

stainless steel sink unit with drainer and mixer tap over, complimentary tiled splash backs. Space for free standing cooker, space for tall free standing fridge/freezer, space and plumbing for washing machine, wall mounted boiler.

### Cloakroom

Obscure uPVC double glazed window, low level wc

### Shower Room

Obscure uPVC double glazed window, shower cubicle with mains shower over and decorative glazed screen, shower walling, pedestal wash hand basin with mixer tap over.

### Bedroom Three

12' 8" x 8' 6" ( 3.86m x 2.59m )

Textured and coved ceiling, uPVC double glazed french doors leading out to sun terrace, uPVC double glazed window to the side aspect, gas fired central heated radiator.

## Second Floor Accommodation

### Landing

Skylight window, gas fired central heated radiator, built in storage cupboard.

### Bathroom

Obscure uPVC double glazed window. A white suite comprising inset paneled bath with mixer tap over and mains shower above, pedestal wash hand basin with complimentary tiled splash backs, low level wc, chrome heated towel rail with opening leading into storage area into eaves, velux window.

### Bedroom Four

13' 8" x 10' 2" ( 4.17m x 3.10m )

Some sloping ceiling with velux window, uPVC double glazed window to the front aspect, gas fired central heated radiator.

### Bedroom Five

13' 8" x 12' ( 4.17m x 3.66m )

Some sloping ceiling with velux window, uPVC double glazed window to the front aspect, gas fired central heated radiator.

### Bedroom Six

13' 1" x 10' 9" ( 3.99m x 3.28m )

Some sloping ceiling with velux window, uPVC double glazed window to the side aspect and gas fired central heated radiator. laminate flooring.

### Outside

To the front of the property there is an enclosed garden by timber fencing and a gated entrance. The front garden has a sloped pathway leading to the front door giving disabled access. There is an artificial lawned area for low maintenance.

To the side of the property is a stone chipped driveway providing off road parking. Access via bedroom two is a further enclosed court yard with its own gated entrance. predominately laid to stone chippings with an artificial lawned area.

### Annex

A gated entrance to the side of the property leads into a further enclosed garden with an artificial lawned area leading to a timber decked area. uPVC double glazed door leads into the self contained studio.









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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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