



**Connells**

101 Falcon Park Totnes Road  
PAIGNTON



## Property Description

Located on the popular Falcon Park development, this beautifully presented two-bedroom fully residential park home offers spacious, light-filled accommodation set against a stunning countryside backdrop.

The home is entered via a welcoming hallway that provides access to all principal rooms and useful built-in storage. At the heart of the property is a generous lounge/diner featuring impressive vaulted ceilings, a feature electric fireplace and dual-aspect windows that flood the space with natural light—perfect for both relaxing and entertaining.

The modern fitted kitchen is well equipped with integrated appliances and countryside views, opening through to a practical utility area with additional storage and direct access to the rear garden. Both bedrooms are comfortable doubles, with the principal bedroom enjoying tranquil rear views, a walk-in wardrobe and a stylish en-suite shower room. A further contemporary family shower room completes the accommodation.

Outside, the south-facing rear courtyard garden has been designed for low-maintenance living, offering an ideal space for outdoor dining while enjoying breathtaking rural views. A block-built shed with power adds further convenience. The property also benefits from private off-road parking to the front.

Ideally positioned for local amenities, bus links to Paignton and Totnes, and everyday essentials, this charming home perfectly balances peaceful living with practicality.

## Step Inside

Stepping through the uPVC double-glazed front door, you are welcomed into a wide and inviting entrance hallway that instantly sets the tone for the rest of the property. Light and airy, the hallway offers good circulation space and practical storage, with a fitted cupboard neatly tucked away for coats and household essentials. All principal rooms flow naturally from here, creating a layout that feels intuitive and comfortable from the very first step inside.

## Open Plan Lounge & Diner

The heart of the home lies within the impressive lounge and dining area. This is a wonderfully bright space, enhanced by striking vaulted ceilings that add both height and character. The proportions are generous, easily accommodating a variety of furniture arrangements while still feeling open and inviting. Double-aspect windows draw natural light in throughout the day, offering ever-changing views of the surrounding countryside and creating a connection with the outdoors that is both calming and uplifting. A feature electric fireplace acts as a cosy focal point during cooler months, while the overall layout lends itself just as easily to relaxing evenings as it does to entertaining friends or family.

## Kitchen & Utility

From the living space, the home flows seamlessly into the modern fitted kitchen. Designed with functionality in mind, the kitchen is both stylish and practical, featuring a range of overhead, base, and drawer units with complementary work surfaces. Integrated appliances, including an eye-level electric oven, gas hob with extractor, fridge freezer, and dishwasher, are neatly incorporated to maintain a clean and streamlined look. A tiled splashback and stainless-steel sink further enhance the contemporary finish, while a window overlooking the countryside ensures the space remains light and pleasant throughout the day. An attractive archway leads into the adjoining utility area, adding both charm and practicality.

The utility room is a particularly valuable addition, providing additional storage and workspace that keeps the main kitchen uncluttered. With its own fitted units, integrated washing machine, and housing for the boiler, it combines convenience with functionality. A rear door opens directly into the courtyard garden, making it easy to step outside and enjoy the fresh air or tend to outdoor arrangements with ease.

## Master Bedroom & Ensuite

Both bedrooms are spacious doubles, offering comfortable and restful retreats. The main bedroom, positioned to the rear of the property, enjoys tranquil countryside views that greet you each morning. Designed with lifestyle in mind, it features a deep walk-in wardrobe that adds a sense of luxury while keeping the space beautifully organised. The en-suite shower room is modern and well appointed, with a walk-in corner shower, vanity unit with storage, WC, and an obscured window for privacy.

## Bedroom Two

The second bedroom is located at the front of the property and is equally generous in size. Built-in mirrored wardrobes provide excellent storage while reflecting light to enhance the sense of space. Whether used as a guest room, hobby room, or home office, this versatile room adapts effortlessly to changing needs.

## Shower Room

Completing the interior is the family shower room, fitted with a modern three-piece suite that includes a WC, wash hand basin, and corner shower. A built-in airing cupboard adds practical storage, while thoughtful finishes ensure the space remains both functional and comfortable.

## Outside

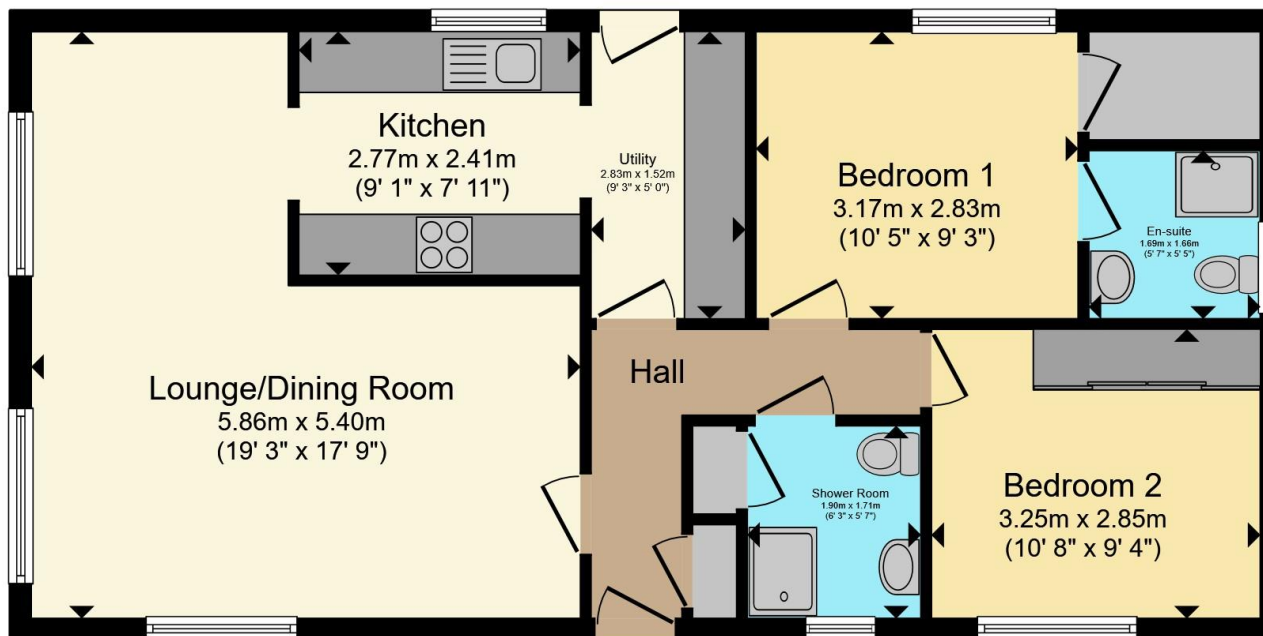
Outside, the south-facing rear courtyard offers an inviting extension of the living space. Designed for ease of maintenance, it is predominantly laid to patio with a charming pebble-stone area, creating the perfect setting for outdoor dining, morning coffees, or simply soaking up the peaceful surroundings. The sweeping countryside views are undoubtedly a standout feature, providing a sense of openness and tranquillity that is rarely matched. A block-built garden shed with power adds further practicality, offering storage or potential for a workshop or hobby space.

To the front of the home, private off-road parking provides convenient access and completes the offering.









Total floor area 69.8 m<sup>2</sup> (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01803 400 888**  
**E [paignton@connells.co.uk](mailto:paignton@connells.co.uk)**

51 Hyde Road  
 PAIGNTON TQ4 5BP

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/PGN313492](http://connells.co.uk/Property/PGN313492)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PGN313492 - 0002