

for sale

offers over **£250,000** Freehold



Cliff Road Paignton TQ4 6DL

- Energy Rating: D
- Two bedroom Fishermans cottage
- Desirable Roundham location
- Lounge & Diner
- Courtyard garden



Property Details

Lounge / Diner

Stepping through the front door, the cottage begins to reveal its story. The lounge greets you first—a warm and inviting space that immediately feels like home. The lounge & diner is a room where winter nights become something to look forward to, where soft lighting sets the tone for comfort and calm.

There's a natural flow from the lounge into the adjoining dining area, a space designed for connection. Whether hosting friends for dinner or enjoying a quiet breakfast, this room provides a comforting setting to gather, reflect, and simply enjoy the moment. It's easy to imagine laughter echoing here, conversations stretching late into the evening, or peaceful afternoons spent with a book and a cup of tea.

Kitchen

The fitted kitchen continues the balance between traditional charm and modern practicality. Equipped with built-in appliances, it offers all the conveniences needed for contemporary living while maintaining the character expected of a home of this nature. It's a space that feels both functional and inviting—whether preparing quick weekday meals or taking the time to cook something special for loved ones.

Bathroom

Also located on the ground floor is the family bathroom, thoughtfully positioned to serve the home with ease. Practical yet in keeping with the overall feel of the cottage, it ensures day-to-day living remains seamless and comfortable.

Bedrooms

Upstairs, the property offers two generous double bedrooms, each filled with character and charm. These rooms tell a story of the cottage's past, showcasing original features that bring warmth and authenticity to the space.

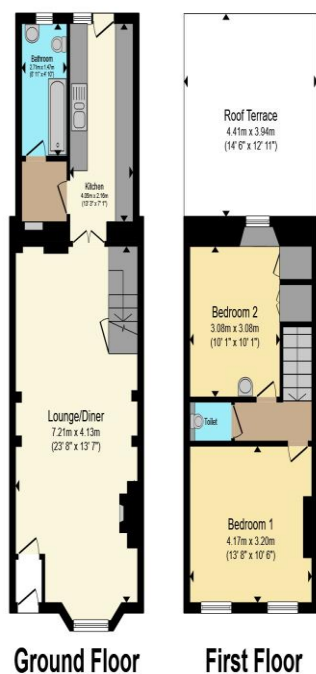
Interestingly, the property was once configured as a three-bedroom home. The current owners have chosen to reimagine the layout, combining rooms to create two larger, more spacious bedrooms. This thoughtful alteration enhances comfort and usability; however, for those seeking additional accommodation, the option remains to revert it back to three bedrooms if desired—offering valuable flexibility for future owners.

Outside

Outside, the cottage continues to impress. A private courtyard garden awaits—a hidden sanctuary that feels worlds away from the bustle of everyday life. This tranquil space is perfect for enjoying a morning coffee in the sun, unwinding after a long

day, or entertaining on a warm summer evening. It's low maintenance yet full of potential, allowing new owners to create their own peaceful retreat. Large outside deck with surrounding railings.





Total floor area 79.5 m² (855 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



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Property Ref: PGN313509 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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