

for sale

offers in the region of **£199,950** Freehold



## Brixham Road Paignton TQ4 7HG

This Well-presented and extended three-bedroom end of terrace home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or those seeking a property within easy reach of local amenities and transport links.

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# Property Details

## On Entrance

Stepping inside, the entrance lobby provides a welcoming introduction to the property. With stairs rising to the first floor, a central heating radiator and space creating a useful reception area, the lobby leads directly into the main living accommodation.

## Lounge

The lounge is a bright and comfortable room positioned to the front of the property. A large PVCu double glazed window allows plenty of natural light to flood the room, creating an inviting space for relaxation and entertaining. The lounge also benefits from an understairs cupboard which houses the gas boiler, together with ample power points and central heating.

## Kitchen

Beyond the kitchen is an inner lobby area which provides access to a useful utility cupboard, complete with plumbing and space for a washing machine. This practical addition helps keep laundry facilities separate from the main living areas. The inner lobby also leads to the family bathroom and dining room.

## Bathroom

The bathroom is fitted with a panelled bath incorporating a shower over, pedestal wash hand basin and close-coupled WC. A PVCu double glazed window provides natural ventilation and light, while a central heating radiator ensures year-round comfort.

## Dining Room / Reception

One of the standout features of the home is the extended dining room. Designed to offer additional living and entertaining space, this impressive room benefits from a part-vaulted ceiling which enhances the feeling of space and light. Two Velux roof windows further contribute to the bright and airy atmosphere, while PVCu double glazed patio doors and side windows provide attractive views over the garden and create a seamless connection between indoor and outdoor living. Whether used for formal dining, family gatherings or as a second reception room, this versatile space is sure to appeal.

## Landing

Moving to the first floor, the landing provides access to all three bedrooms and the loft space. The accommodation has been thoughtfully arranged to suit families of varying sizes.

## Bedroom One

Bedroom One is a generous double room located at the front of the property. The room enjoys distant sea views from the PVCu double glazed window, creating a pleasant outlook. There is also a useful built-in cupboard housing the immersion tank, in addition to central heating and power points. Also having seaviews

## Bedroom Two

Bedroom Two is another well-proportioned double bedroom situated at the rear of the property. The room overlooks the attractive rear garden, providing a peaceful setting, and benefits from central heating and power points.

## Bedroom Three

Bedroom Three also enjoys views over the rear garden and would serve equally well as a child's bedroom, guest room, nursery or home office, offering flexibility to meet a range of lifestyle requirements.

## Outside

Externally, the property continues to impress. The front garden has been attractively landscaped with mature planting and flower borders, creating an appealing first impression. The elevated position and approach add to the property's kerb appeal and sense of arrival.

The rear garden is undoubtedly a particular highlight of the home. Enjoying a sunny aspect throughout much of the day, it provides an excellent outdoor space for both relaxation and entertaining. The garden is fully enclosed with fencing to all boundaries, creating a secure and private environment ideal for families and those with pets. A paved patio area offers the perfect spot for outdoor dining and summer barbecues, while the lawned sections provide space for children to play or gardening enthusiasts to enjoy. Mature shrubs and planted borders add colour and interest throughout the seasons, while a gravelled area at the end of the garden offers further versatility. Gated side access provides additional convenience and practicality. Garden shed with work bench.







To view this property please contact Connells on

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Property Ref: PGN313719 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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