



Connells

Garfield Road  
Paignton





## Property Description

Located just off the sea-front is this spacious property which offers on the ground floor, a one bedroom owners accommodation, lounge, dining room, kitchen and utility room, rising to the first floor you will find three bedrooms all with en-suites and on the second floor there are two further bedrooms both with en-suites.

On the outside there are easy to maintain gardens and parking for several cars. This property would make an ideal home for the growing family, dual living or possibility of having a home with an income.

Viewing is highly recommended.

## Accommodation

### Ground Floor Accommodation

#### Entrance Vestibule

Obscured glass window above the front door. Tiled floor, uPVC glazed door leads through to:-

#### Entrance Hallway

Central heater radiator. Engineered timber flooring with stairs rising to the first floor. Undercover recess with cupboards housing gas and electricity meters and telephone point.

Doors through to principle rooms:-

#### Lounge

15' 4" into bay x 13' 9" into recess ( 4.67m into bay x 4.19m into recess )

Block coving to ceiling. uPVC double glazed bay window to the front of the property. Double TV aerial point with central heating radiator. Gas living flame fire effect with marble effect hearth, decorative surround with mantel. Engineered timber flooring.

#### Dining Room

18' 10" x 16' 1" into recess ( 5.74m x 4.90m into recess )

Coving to ceiling, gas fired central heated radiator. Two obscured glass windows and sliding door through to;

## Kitchen

14' 9" max x 10' 6" max ( 4.50m max x 3.20m max )

Glazed window to the side. Range of base units and matching wall units with rolled edged workshops and splash backs. Space and plumbing for a dishwasher. A stainless steel 1 1/2 sink unit with drainer and a mixer tap. Eye-level oven and grill. Inset five ring gas hob with canopy hood above. Cupboard housing the boiler with built in shelving to the side. Vanity wash basin with tiled splash back. Doors through to :-

## Utility Room

6' 5" x 4' 7" ( 1.96m x 1.40m )

Obscured glazed window to the side. Base units with work top over, space and plumbing for washing machine.

## Ground Floor Bedroom

13' 5" max x 10' 3" max ( 4.09m max x 3.12m max )

Irregular shape. Coving to ceiling and obscured glazed window with radiator. Tiled flooring.

## En Suite

Obscured glazed window. Low level flush WC and pedestal with hand basin. Tiled shower cubicle with a mains shower.

## Owners Accommodation

### Living Room

10' 7" x 9' 2" plus door recess ( 3.23m x 2.79m plus door recess )

Tiled flooring with coving to ceiling. Glazed window to the side. TV and Telephone point. uPVC double glazed door leading to the outside of the property. Enclosed terrace area. Door through to:-

## Bedroom

10' 8" max x 9' 3" max ( 3.25m max x 2.82m max )

Irregular shape with coving to ceiling. Radiator and obscured glass glazed window.

### Bathroom

Obscured glazed window. Inset paneled bath with mixer tap over, low level wc with built in hand wash basin with mixer tap over. Part tiled walls and tiled flooring.

### First Floor Landing

Two storage cupboards. Stairs rising to second floor. Doors off into:-

### Bedroom 2

13' 1" x 9' 11" max ( 3.99m x 3.02m max )  
Coving to ceiling, gas fired central heater radiator, uPVC double glazed window. Door through to :-

### En Suite

Gas fired central heated radiators. Low level flush WC, pedestal wash hand basin with mirror and wall light above and electric shaving point. Corner shower cubicle with a mains shower and tiled surround. part tiled walls and tiled flooring.

### Bedroom 3

10' 6" x 10' 4" plus door recess ( 3.20m x 3.15m plus door recess )  
Coved ceiling, uPVC double glazed window, gas fired central heated radiator and TV point. Door through to:-

### En-Suite

uPVC double glazed obscured window. Extractor fan. Low level flush WC , pedestal wash hand basin. Wall mirror and light with electric shaving point. Heated towel radiator. Shower cubicle with mains shower and tiled surround. Part tiled walls and tiled floor.

### Bedroom 4

17' 8" plus recess x 15' 8" into bay ( 5.38m plus recess x 4.78m into bay )  
Coved ceiling, uPVC double glazed bay window to the front. Two gas fired central heated radiators, TV Aerial point. Door through to :-

### En-Suite

Obscured uPVC double glazed window .Low level flush WC. Extractor fan. Pedestal wash hand basin with mixer taps. Wall mirror and light. Double shaving point. Heated towel radiator. Shower cubicle with mains shower and tiled surround. Tiled floor.

### Top Floor Landing

Door through. Eaves storage space. uPVC double glazed window. Cupboard with stopcock. Coving to ceiling and hatch giving access to loft storage. Doors through to :-

### Bedroom 5

13' 11" max x 10' 1" max ( 4.24m max x 3.07m max )  
uPVC window to side with some sea views towards Torquay. Coving to ceiling. Gas fired central heated radiator. Pedestal wash basin with tile splash backs. Wall mirror with wall light. electric shaving point. TV aerial point. Door through to:-

### En-Suite

Shower cubicle with mains shower over and tiled surround. Heated towel rail. Half tiled walls. Wall light with electric shaving point.

### Bedroom 6

11' 10" x 11' 2" ( 3.61m x 3.40m )  
uPVC double glazed window to the front with some sea views over Paignton green. Coving to ceiling. TV aerial point. Two gas fired central heated radiators. Door through to:-

### En-Suite

Pedestal wash hand basin, wall mirror with light and electric shaving point. Extractor. Heated towel rail. Shower cubicle with mains shower and tiled surround.

### Outside

The front garden is partially laid with chippings. To the front there is a gate allowing access to a tiled path leading to the front door. There is a low level wall with decorative railings and seating area. To the side there is parking for several cars which is accessed from the lane that runs along the back of neighbouring properties. There is an enclosed patio area with gated access from the owners accommodation.





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Tenure: Freehold



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