



Connells

Colley End Road  
Paignton



### Property Description

A deceptively spacious 3 bedroom semi-detached house is presented to a high standard and a credit to it's owners. Located within walking distance of Paignton's town centre and sea front as well as main bus and train stations. Benefitting from off road parking and garage to the rear.

### Accommodation

To the front of the property is a decorative glazed uPVC entrance door leading into

### Entrance Hall

Ceiling spotlights with mains wall mounted fuseboard, obscure uPVC double glazed window, built in storage into understairs housing combination boiler, wall mounted gas fired central heated radiator, base units with work surface over with feature glass blocked wall to allow additional light into the hallway, laminate flooring with stairs rising to the first floor and doors leading to principle rooms.

### Lounge/diner

13' 6" max x 26' ( 4.11m max x 7.92m )

Double french doors lead into the lounge/diner. The dining area has ceiling spotlights, feature wall with recesses to either side with contemporary vertical radiator, space for large dining table and chairs with laminate flooring opening into,

Lounge area with uPVC double glazed bay window to the front aspect, ceiling spotlights, contemporary vertical radiator, chimney breast wall featuring working open fireplace, timber mantle over, slate back and hearth.

### Kitchen

19' 6" x 6' 9" ( 5.94m x 2.06m )

Polycarbonate roof with uPVC double glazed windows to the rear aspect. Modern fitted kitchen comprising of matching wall and base units with high gloss finished doors, woodblock work surface over with 11/2 stainless steel sink unit with mixer tap over, integrated eye level double electric oven with four ring electric hob and stainless steel splashback, integrated refrigerator and freezer, space and plumbing for washing machine and tumble dryer, larder style cupboard with pull out drawers, gas fired central heated radiator, laminate flooring with obscure uPVC double glazed door leading out to the rear aspect.

### Downstairs Shower Room

Ceiling spotlights and extractor with obscure uPVC double glazed window, three piece suite comprising of fully tiled shower cubicle with mains shower over and glazed screen, handwash basin set in to vanity unit with mixer tap over and storage cupboard below, close coupled wc, gas fired central heated radiator with tiling to the walls.

## First Floor Landing

Access to loft space with pull down ladder, obscure uPVC double glazed window and doors leading to principle rooms.

## Bedroom One

14' 9" into bay x 11' 9" into recess ( 4.50m into bay x 3.58m into recess )

uPVC double glazed window to the front aspect with built in window seat and storage, gas fired central heated radiator below, feature fireplace with wall mounted contemporary flame effect fire, recesses to either side.

## Bedroom Two

11' 3" x 8' 9" to front of wardrobes ( 3.43m x 2.67m to front of wardrobes )

uPVC double glazed window overlooking the rear aspect, gas fired central heated radiator, built in wardrobes the full length of one wall with sliding doors housing hanging and shelving space.

## Bedroom Three

7' 4" max x 9' max ( 2.24m max x 2.74m max )

uPVC double glazed window overlooking the front aspect, built in wardrobe with sliding mirrored doors.

## Family Bathroom

Ceiling spotlights with obscure uPVC double glazed window, white suite comprising inset panelled bath with electric shower over and glazed screen, built in display shelving, contemporary wash hand basin set into vanity unity with storage cupboard and drawers below and mixer tap over, closed coupled wc, complimentary tiling to the walls and tiled

flooring.

## Outside

To the front of the property there is a stone chipped garden with steps leading up to the main entrance and to the side there is hard standing with side access gate leading round to the rear.

## Rear Garden

Timber fenced enclosed garden with raised timber decked terrace with artificial lawned area, an ideal area for alfresco dining and entertaining, further timber steps lead up to the rear of the property where there is hard stand parking and garage.

## Garage

14' 8" x 10' 10" ( 4.47m x 3.30m )

With up and over door.





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**EPC Rating: D**

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Tenure: Freehold



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