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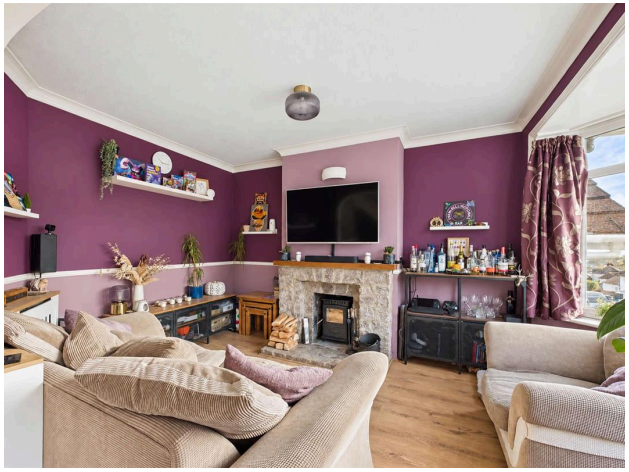
SUMMARY

CHAIN-FREE || 3 Bedroom Semi-Detached Bungalow || Sea Views Across Paignton Towards Berry Head || Rear Garden with Coastal Views || Well-Presented Accommodation || Twin Bay-Fronted Living Room & Dining Room || Driveway Parking for 2 Vehicles || 3 Generously Proportioned Bedrooms

Visit our website for the current price:
www.danielhobbin.uk/P-RS1169/

Address:	Clifton Road, Paignton, TQ3 3LD
Property type:	Semi-Detached Bungalow
Tenure:	Freehold
Council tax band:	B
EPC:	C
Bedrooms:	3
Bathrooms:	1
Receptions:	1
Parking:	✔
Garden:	✔













DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

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DESCRIPTION

Situated within a popular residential area of Paignton, this well-presented and CHAIN-FREE three-bedroom semi-detached bungalow enjoys attractive sea views, generous outdoor space and off-street driveway parking for two vehicles.

The accommodation is thoughtfully arranged and features a particularly appealing twin bay-fronted living room and dining room, both enjoying sea views and providing bright, comfortable spaces for relaxation and entertaining. The property is presented to a good standard throughout, offering a welcoming home with a practical and versatile layout.

Externally, the property benefits from a driveway to the front, providing off-street parking for two vehicles. To the rear, a substantial garden is arranged across three tiers, offering a variety of outdoor spaces from which to enjoy the surroundings, with sea views available from multiple levels. There is also an outbuilding utility room with power, lighting and plumbing for a washing machine and tumble dryer.

The property is conveniently positioned for access to Paignton town centre, with its range of shops, amenities and facilities, while the nearby Torbay Ring Road provides excellent connections to neighbouring towns and the wider surrounding area. A selection of supermarkets, primary and secondary schools are also within easy reach. For those who enjoy the outdoors, Primley Woods is close by, providing an attractive setting for woodland walks and dog walking.

Council Tax Band: B (Torbay Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains, Woodburner
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, FTTC, FTTP
Broadband options available at the property include:
* Standard broadband (15Mbps download, 1Mbps upload).
* Superfast broadband (114Mbps download, 20Mbps upload).
* Ultrafast broadband (1800Mbps download, 220Mbps upload).
- Networks in the area: Openreach

The Approach: Approaching from Clifton Road, the property presents an attractive twin-bay-fronted elevation, with a hardstanding driveway providing off-street parking for up to two vehicles. A pathway leads alongside the property to a sheltered entrance, where an obscure double-glazed door opens into the entrance hallway, providing access to the principal accommodation.

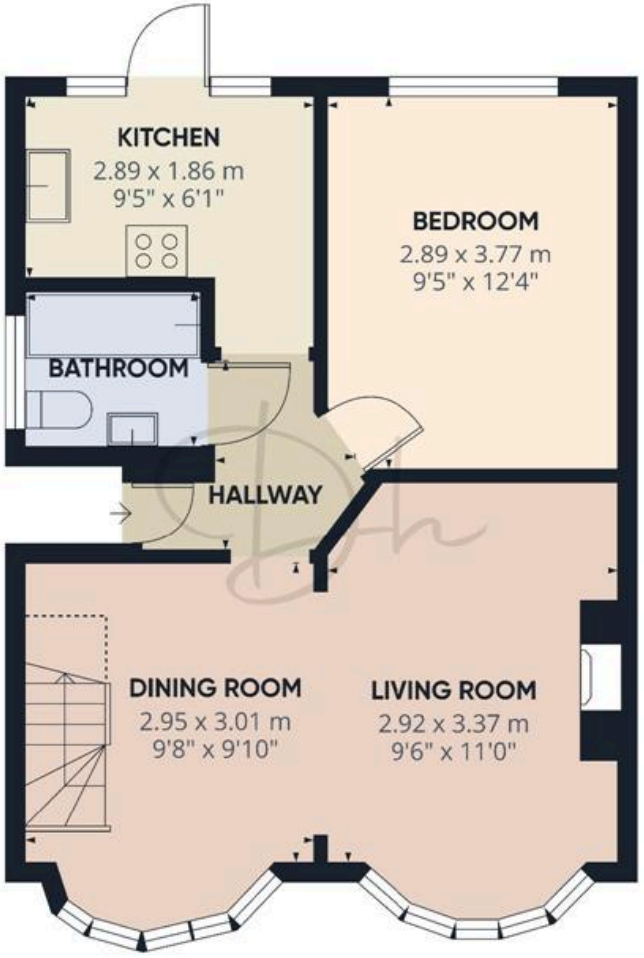
Living Room & Dining Room: The living room and dining room are connected by a generous arched opening, creating a spacious and inviting arrangement, with both rooms enjoying an abundance of natural light through their respective walk-in bay windows to the front elevation. These windows also provide attractive sea views towards Paignton. The living room features a stone-built fireplace with a timber mantel and matching stone hearth, incorporating a traditional black cast-iron log-burning stove that forms a charming focal point and adds warmth and character to the room. The adjoining dining room offers ample space for a family-sized dining table, making it ideal for everyday dining and entertaining, while also accommodating the staircase leading to the first floor.

Kitchen & Utility: Positioned at the rear of the property, the kitchen enjoys views of the garden through double-glazed windows, while a double-glazed door provides direct access to the outside. The kitchen is fitted with matching wall and base units, complemented by square-edged worktops and tiled splashbacks. Integrated appliances include an oven and an inset gas hob with an extractor hood above. A composite sink and drainer is inset into the worktop, with additional space and plumbing provided for a dishwasher. A further section of matching worktop offers flexibility for use as a compact breakfast bar or to accommodate an under-counter refrigerator. Accessed via a few steps from the kitchen into the rear garden, a detached outbuilding provides a practical and generously proportioned utility room, benefiting from power and lighting. The space offers plumbing and provision for a washing machine and tumble dryer, together with ample additional room for further appliances and general storage.

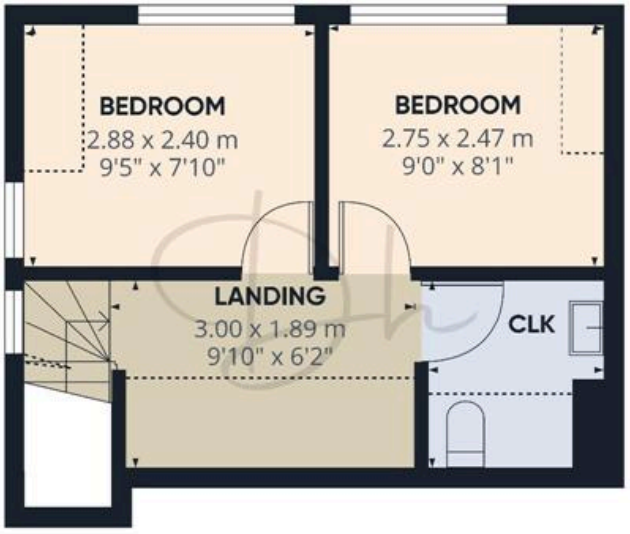
Ground Floor Bedroom & Bathroom: The property benefits from a generously proportioned principal bedroom situated on the ground floor, offering comfortable double accommodation and an extensive range of fitted wardrobes and overbed storage units with integrated lighting. A double-glazed window overlooks the rear garden, with a radiator beneath. Serving the ground floor is a well-appointed bathroom comprising a bathtub with mains-fed shower over, a vanity unit incorporating a wash basin with storage beneath, and a low-level WC. The bathroom also benefits from predominantly tiled walls, a wall-mounted heated towel rail and an obscure double-glazed window providing natural light and privacy.

First Floor Bedrooms & Cloakroom: Stairs rise to the first floor, opening onto a generously proportioned landing area featuring an obscure double-glazed window to the side elevation, providing natural light, together with useful eaves storage. This level accommodates two further double bedrooms, both enjoying views over the rear garden through double-glazed windows and benefiting from central heating radiators. Serving the first floor is a conveniently positioned cloakroom, fitted with a vanity unit incorporating a wash basin with storage beneath, a low-level WC positioned beneath a Velux roof window, and a wall-mounted heated towel rail.

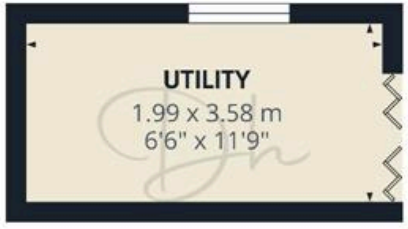
A Garden to Enjoy: The property benefits from a particularly generous and enclosed rear garden, extending across three distinct tiers with attractive elevated views across Paignton and towards the sea. The lower level provides a practical outdoor area with access to the detached utility building, alongside additional space for storage and other garden uses. Steps ascend to the middle tier, which features a spacious paved patio, providing an ideal setting for outdoor dining, entertaining and relaxing while enjoying the surrounding outlook. Further steps lead to the uppermost tier, incorporating lawn, established planting and mature trees, together with an additional raised seating area. From this elevated position, the garden enjoys its most impressive outlook, with views across the surrounding rooftops and towards the coastline, extending as far as Berry Head.



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area[1]

72 m²

775 ft²

Reduced headroom

5.6 m²

60 ft²

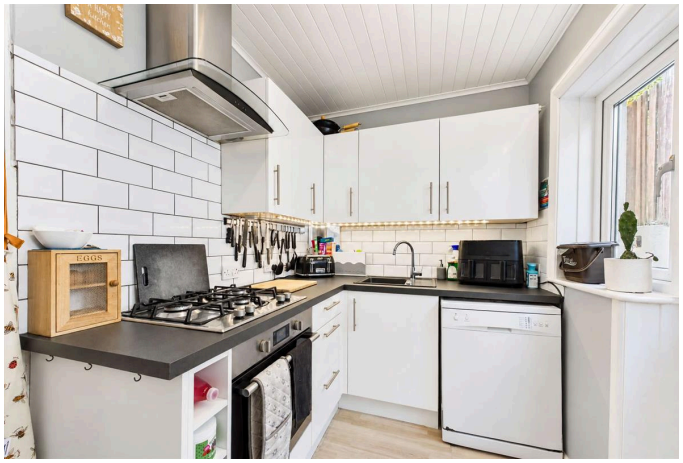
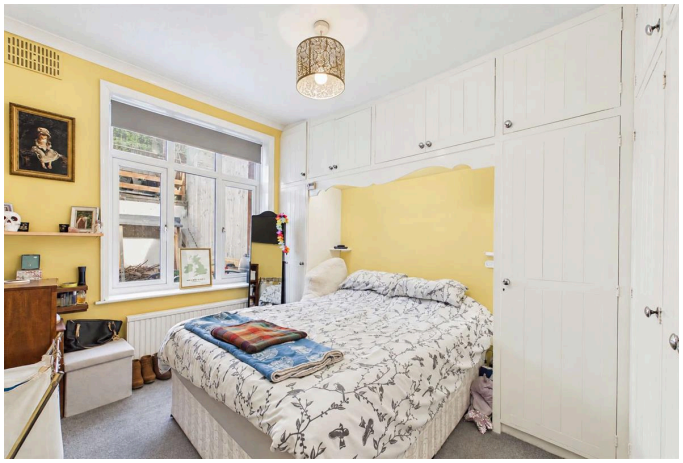
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

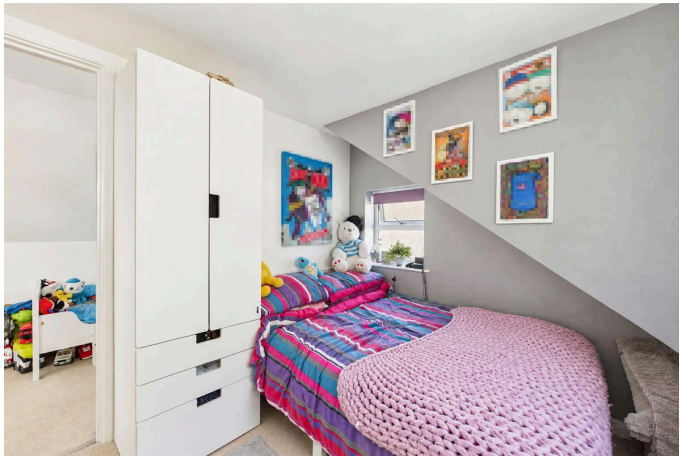
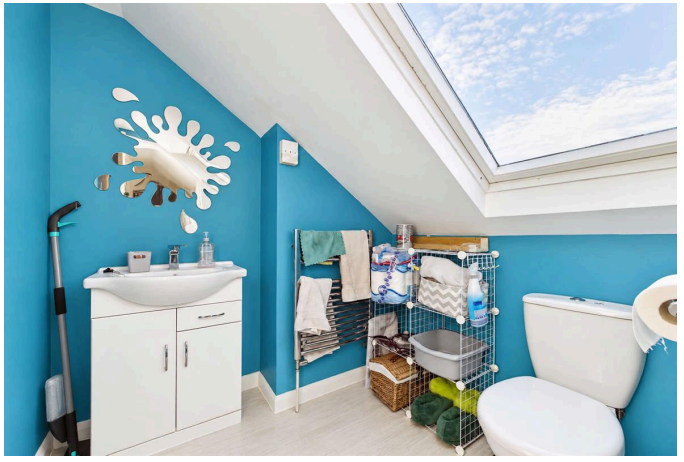
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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