



112 Clifton Road, Paignton - TQ3 3LD

Paignton

ABSOLUTE



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Paignton, Paignton

Many appealing features including tasteful decor throughout, gas fired central heating and upvc double glazing. The kitchen/dining/lounge room is comprehensively fitted with linear cabinetry and integrated appliances and ideal for modern living. There is also a separate lounge which has previously been used as a fourth bedroom plus practical utility room with space for further appliances. The ground floor also offers a cloakroom with white suite plus third bedroom. First floor is arranged with two bedrooms and modern fitted bathroom.

To the front of the property there is space to park two cars, please be aware that there is no dropped kerb to access this area. The rear gardens are arranged over several terraces having been carefully landscaped with ease of maintenance in mind. The upper terraces enjoy lovely sea views over Tor Bay.



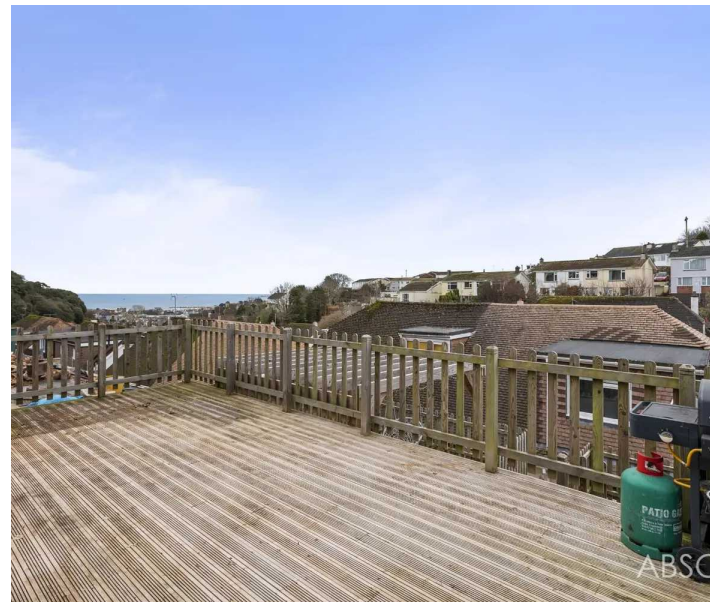
GARDEN

Extensively landscaped rear garden arranged over ascending terraces with several areas for entertaining or al fresco dining. Upper area of garden with lovely sea view.

OFF ROAD

2 Parking Spaces

Space for parking to the front of the property. Please be aware that there is no dropped kerb to access this area.



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Situated in a popular residential area with bus service. The town centre and beach are approximately one mile distant. Paignton town centre offers a range of shopping plus cafes, bars and restaurants. There is a lovely sandy beach, pleasure green, pier and picturesque harbour plus bus and rail links to other parts of the bay.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well presented semi detached dormer bungalow
- Landscaped ascending gardens with lovely sea views
- Superb kitchen/dining room with integrated appliances
- Separate lounge
- Three bedrooms
- Useful utility/laundry/store room
- Modern fitted bathroom plus ground floor cloakroom
- Tasteful decor throughout
- Chain free sale
- EPC rating - D. Council tax band C.





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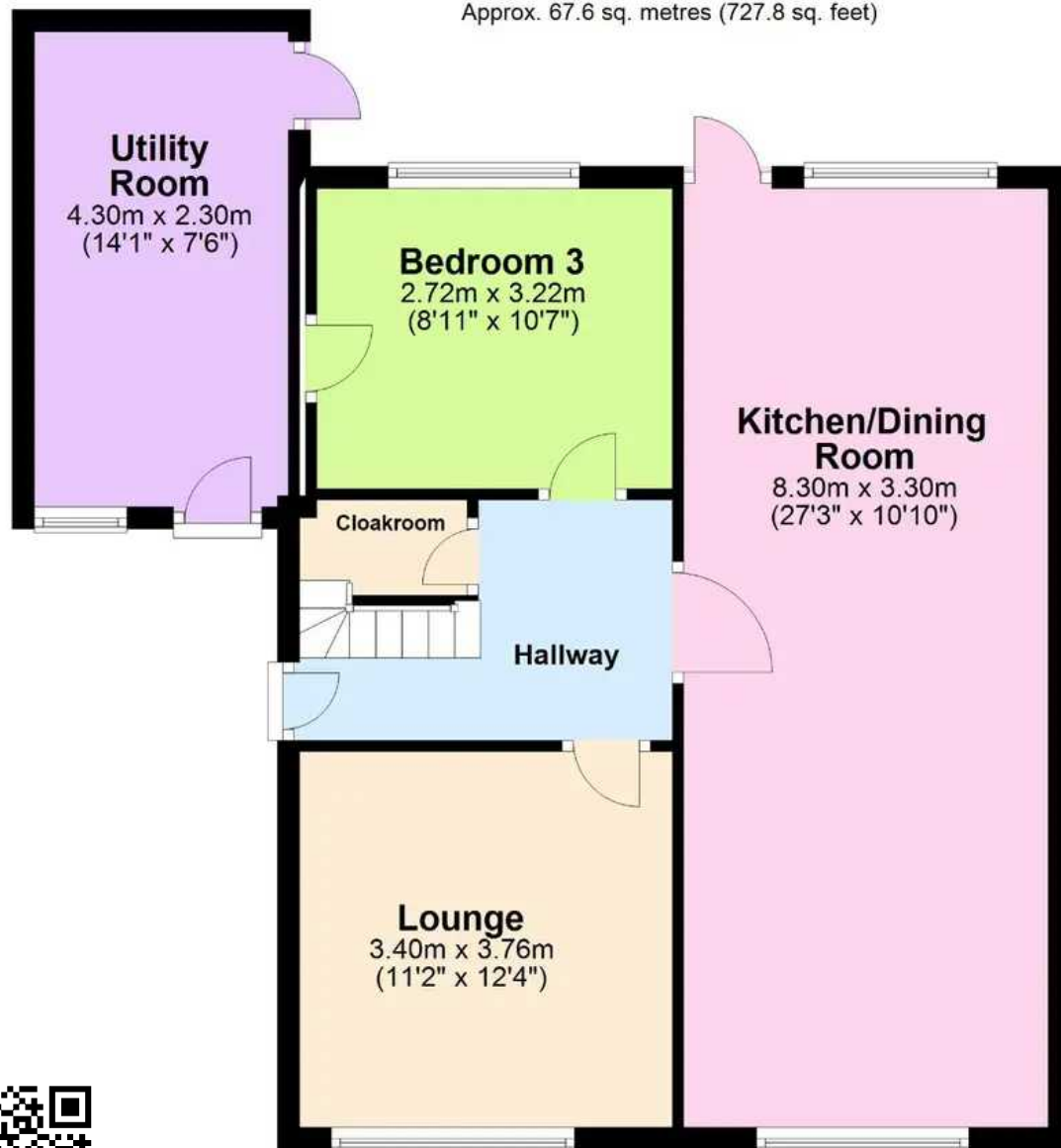
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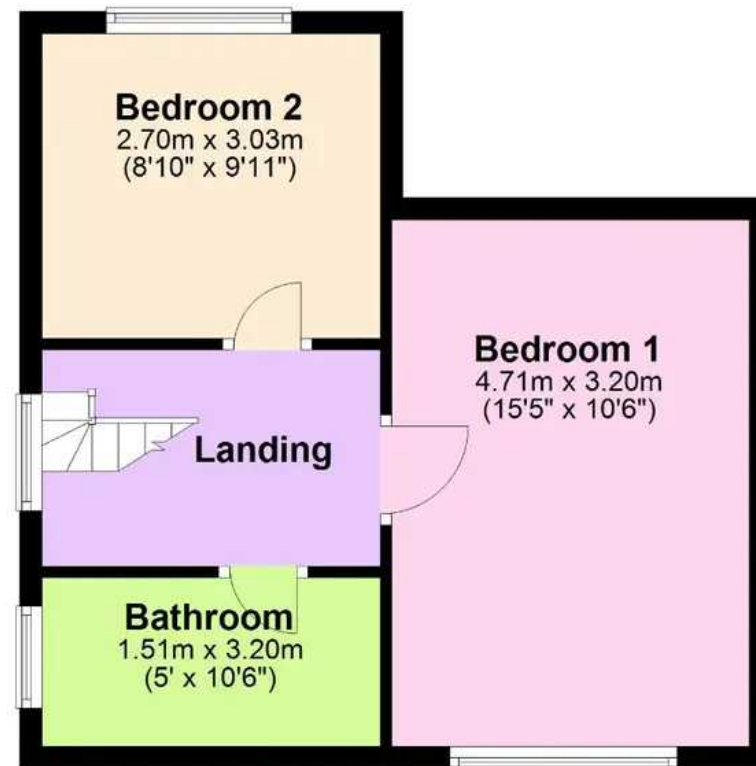
Ground Floor

Approx. 67.6 sq. metres (727.8 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 102.6 sq. metres (1104.8 sq. feet)



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