

WOODS

DISTINCTIVE



SEAVAN



Sea Lawn Clennon Drive Paignton TQ4 5HJ

£625,000

A superior and individual, detached house with a pleasant level rear garden, garage and parking, situated in a private cul-de-sac road in a congenial residential area. Located in an elevated position, enjoying delightful panoramic views over Goodrington and affording scenic views of the Paignton - Dartmouth steam train. The property stands in a good sized, prominent plot and has been carefully and thoughtfully updated.

Internal viewing highly recommended.

- Substantial Detached House enjoying Sea Views
- 3/4 Bedrooms
- Lounge with Stunning Inglenook Fireplace
- Separate Dining Room/Bedroom 4
- Large Kitchen with views over the garden toward Brixham
- Conservatory leading to the garden, enjoying panoramic sea views
- Contemporary ground floor shower room & WC
- Refitted Bathroom and WC on the First floor
- Double Glazed
- Integral garage and ample parking on resin-bound drive
- Rear Lawned Garden and Patio and Stunning sea views



THE AREA

Situated in a private cul-de-sac road in a congenial area. Located in an elevated position approximately half a mile from the amenities of Paignton Town Centre. Enjoying delightful panoramic views over Goodrington toward Brixham and the scenic steam train. Within walking distance of local Beaches, the Harbour, and Goodrington Sands, and Torbay Leisure Centre with its Swimming Pool and host of other sporting facilities.

THE PROPERTY

This impressive, detached property offers a fantastic opportunity for those seeking a spacious and well-presented home, providing flexible accommodation over two levels, situated in a sought-after location. The property boasts stunning sea views from the rear rooms, providing a picturesque backdrop to everyday living.

On approaching the property you are greeted with an exterior hard-wood door incorporating feature stained glass panel leading to the entrance porch area; an inside door leads to a spacious entrance hall with built-in storage cupboard and impressive staircase leading to the first floor.

The lounge is a good size and features a striking characterful inglenook fireplace, large garden-facing windows providing an abundance of natural light. Leading off the lounge is a separate dining room, allowing flexibility to be repurposed to create a bedroom, should one wish.

The spacious, well-appointed kitchen/breakfast room features a large expanse of garden-facing windows providing enviable sea views. There is an excellent range of wooden wall and base level kitchen units providing storage, with integrated appliances and a built-in induction hob. A range style electric cooker is set back into the chimney breast with feature stone walls. French Doors take you through to the conservatory with its panoramic sea views. Both the kitchen and conservatory are laid with high quality stone flooring.

Leading off the kitchen, there is a second reception/family room (currently used as a music room) providing an additional, flexible living space, again which could be repurposed to create an additional bedroom.







The ground-floor contemporary shower room is well-appointed with double shower cubicle with high-quality shower panelling, hand basin set in vanity unit with storage below, and WC.

Completing the ground floor accommodation, is a front-aspect double bedroom (currently used as an office/study).

To the first floor there are two spacious double bedrooms, one having built in wardrobes, both with windows to the rear making the most of the stunning views. There is a recently fitted bathroom, which has a p-shaped bath with shower above, wash hand basin set in vanity unit, WC, part tiling to walls and a front aspect feature stain glassed window.

Outside, the property boasts an integral garage and ample parking for several vehicles. The rear garden has been beautifully landscaped and is predominantly laid to lawn, with a patio area perfect for outdoor dining whilst taking in the impressive sea views. There is a maintenance free PVC summer house, decked terrace and raised flower beds.

Located in a private cul-de-sac road in a desirable residential area, this property is conveniently situated within easy reach of Paignton Town Centre, local Beaches, and a range of amenities. The nearby Torbay Leisure Centre provides plenty of facilities for recreation and fitness.

Overall, this superior detached house offers a rare combination of space, style, and superb views, making it a truly exceptional property. Viewing is highly recommended to fully appreciate all that this stunning home has to offer.

GENERAL INFORMATION

Tenure: Freehold

Council: Torbay Council

Council Tax Band E for the period 01/04/2024 to 31/03/2025 financial year is £2,729.04

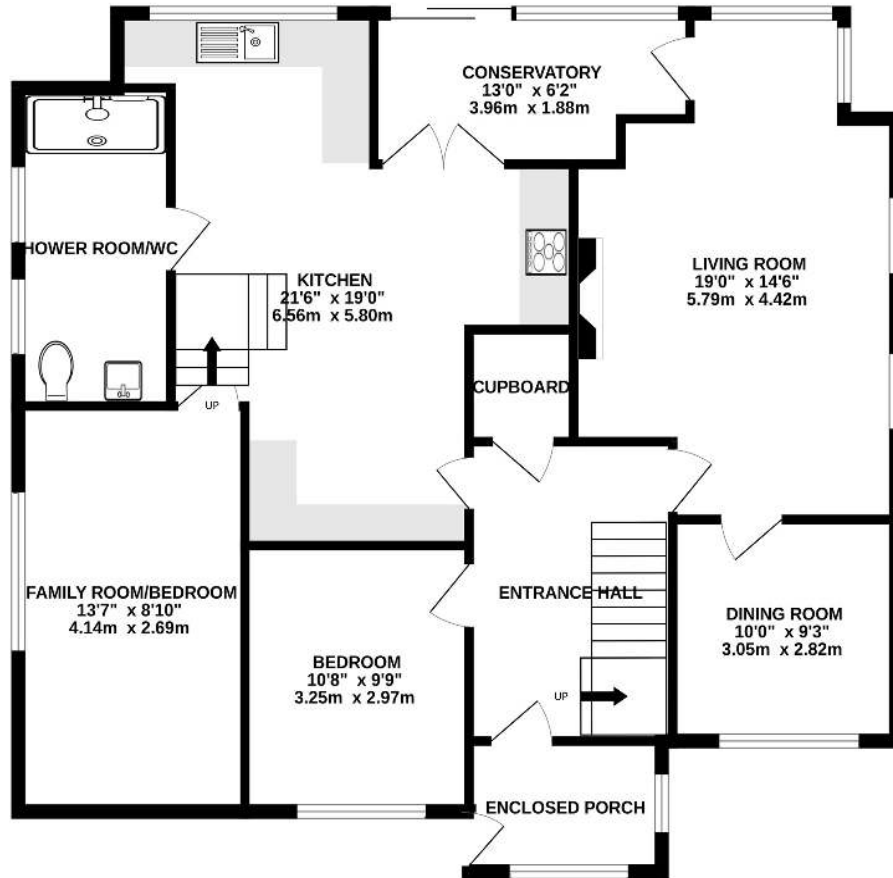
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 points) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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