



Westleat Avenue | Paignton | TQ3 3UL

Nestled in a tranquil cul-de-sac, this charming two bedroom property offers privacy and versatility, set behind a wooden gate that is electric operated and encloses a spacious front lawn. This area could easily be transformed into a private driveway if desired (stpp). A short set of steps leads up to the front door which is complemented by a patio area that wraps around the side and rear of the house.

Offers Over £280,000

- TWO BEDROOMS
- STUNNING COUNTRYSIDE VIEWS
- REAR GARDEN
- MODERN KITCHEN

Upon entering, the hallway provides access to the stairs leading to the first floor and doors leading to the adjoining rooms.

as well as a generously sized shower room on the left. Fully tiled in warm, neutral tones, the bathroom is equipped with extensive white storage units, a modern WC, and a luxurious curved enclosed shower.

Moving into the sitting room, you'll discover a spacious and inviting area perfect for relaxation. A floor-to-ceiling window and glazed door frame, with stunning uninterrupted views of the South Hams countryside. The room's plush carpet and neutral decor create a cosy atmosphere, further enhanced by a sleek gloss black fireplace.

Next to the sitting room is the kitchen, a modern and functional space featuring white cabinetry and a dark grey worktop. Decorative white tiles add character to the mid-height walls, while a breakfast bar offers a comfortable spot for two.

From the kitchen, you're led into a bright and spacious sunroom. Surrounded by windows, this area is filled with natural light and serves as an ideal dining space, with ample room for additional seating. French doors open directly onto the rear garden, making it perfect for entertaining.

The rear garden features a block-paved patio running along the property's length. A neatly maintained lawn lies alongside, leading to a smaller patio in the corner with a storage shed. Steps connect the back garden to the front lawn and driveway, while a door provides convenient access from the sitting room, creating a seamless indoor-outdoor flow.

Address 'Westleat Avenue, Paignton, TQ3 3UL'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '55 | D'

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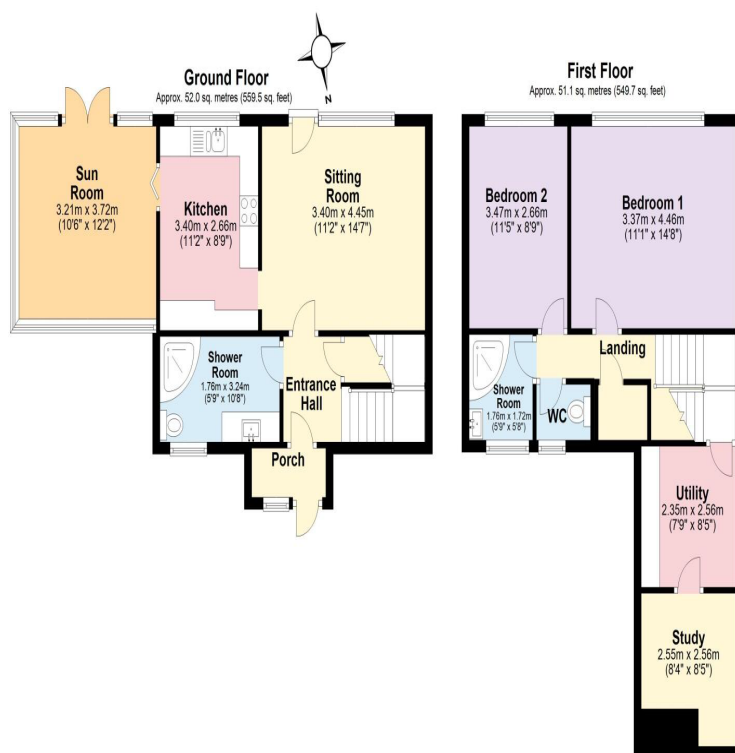


Heading upstairs, the landing includes a useful storage cupboard and leads to a separate WC and shower room. The shower room features a modern enclosed corner shower, a basin, and additional storage, while the WC is located in its own space.

The first bedroom, located at the rear of the property, is generously sized and offers uninterrupted panoramic views. Contemporary built-in wardrobes surround the bed.

The second bedroom, also positioned at the rear, is equally spacious and enjoys the same incredible views.

Partway up the stairs, you'll find a door leading to a thoughtfully converted garage. Finished in soft grey tones and carpeted throughout, this versatile space is currently divided into two sections: a utility area and a study or workspace.



Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.