

The Accommodation

- Entrance Lobby/Sun Lounge Area
 - Entrance Hallway
 - Lounge
 - Separate Dining Room
 - Office/Study Area
 - Kitchen/Breakfast Room with Doors Out to Rear Garden
 - Downstairs Shower & Separate W.C
 - 4 Bedrooms
 - Upstairs Bath/Shower Room with W.C
 - Good Size Integral Garage
 - Long Driveway Approach with Ample Off-Road Parking & Front Gardens
 - Enclosed Rear Gardens
 - No Onward Chain & Vacant Possession
- DBN5128



Brief Description

Situated in the popular residential area of Clennon Valley, being within easy reach of the main bus routes on Dartmouth Road providing access to Brixham, Paignton, Preston & Torquay, also close to nearby beaches of Paignton & Goodrington, and local Primary & Secondary Schools.

This substantial family home is offered for sale with no onward chain & vacant possession, with good spacious accommodation, briefly comprising entrance porch/sun lounge area, leading to entrance hallway, lounge, separate dining room, kitchen/breakfast room with access out to the rear garden, downstairs shower room & separate W.C.

On the first floor there are 4 bedrooms & a bath/shower room/W.C. The property is well set back from the road, with a good long driveway approach for several vehicles, leading to an integral good size garage & front gardens.

The rear gardens are enclosed & laid to lawn & timber decking.



*SUBSTANTIAL 4 BEDROOM
FAMILY HOME IN POPULAR
RESIDENTIAL AREA, WITH
AMPLE OFF-ROAD PARKING,
WELL SET BACK FROM THE
ROAD WITH GARDENS TO
FRONT & REAR*



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

70

78

THE PROPERTY MORTGAGE ACT 1981 We have not tested any appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has no right of sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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