



Guide Price £250,000 - £260,000

Windmill Avenue,
Paignton, TQ3 1BS

A substantial and incredibly versatile four/five bedroom family home tucked away at the end of a quiet cul-de-sac. Arranged over three floors, the property offers fantastic living space including a large open-plan kitchen, lounge and dining area, three bathrooms/shower rooms and a flexible lower ground floor which is ideal for guests, older children or those working from home. Further benefits include a balcony enjoying elevated views with glimpses towards the sea, private tiered gardens and off-road parking for two vehicles. Conveniently positioned for local schools, amenities and transport links, this is a fantastic opportunity for families seeking generous and adaptable accommodation.



ENTRANCE HALLWAY A welcoming entrance hallway providing access to the principal ground floor accommodation with stairs connecting the additional floors.

OPEN PLAN KITCHEN / LOUNGE / DINER A fantastic and generously proportioned open-plan living space forming the real heart of the home. The layout provides ample room for a large sofa suite alongside substantial dining furniture, creating an excellent setting for everyday family life and entertaining. The kitchen is incorporated seamlessly into the room, providing a practical and sociable arrangement with plenty of preparation and storage space. Patio doors allow an abundance of natural light into the room and open directly onto the balcony, enjoying an elevated outlook with far-reaching views and glimpses towards the sea.

BALCONY Leading directly from the main living accommodation is a fantastic balcony providing an excellent space for outdoor seating and relaxing. Enjoying elevated views and a glimpse towards the sea, steps provide access down towards the terrace and rear garden.

UTILITY ROOM A particularly useful separate utility room providing dedicated laundry facilities alongside additional household storage.

FIRST FLOOR

LANDING A spacious landing providing access to four bedrooms and the family bathroom. Further benefitting from access to the loft, which provides excellent additional storage.

BEDROOM ONE A generously proportioned principal bedroom offering ample space for a large double bed, wardrobes and further bedroom furniture. Further benefitting from its own private en-suite shower room.

EN-SUITE A convenient en-suite shower room serving the principal bedroom.

BEDROOM TWO A further well-proportioned bedroom offering excellent space for a double bed and additional bedroom furniture.

BEDROOM THREE A good-sized bedroom providing comfortable and versatile accommodation, ideal for family or guests.

BEDROOM FOUR A further bedroom which could equally lend itself to use as a child's room, study or home office depending on the purchaser's requirements.

FAMILY BATHROOM A modern family bathroom conveniently positioned to serve the first-floor bedrooms.

LOWER GROUND FLOOR

BEDROOM FIVE / FAMILY ROOM A fantastic and incredibly versatile space offering excellent proportions and its own direct access onto the rear terrace. Ideally suited as a fifth double bedroom, guest suite, teenager's room, home office or additional reception space, allowing the accommodation to adapt to a variety of family requirements. Patio doors provide plenty of natural light and open directly onto the private terrace.

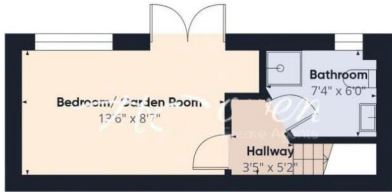
SHOWER ROOM A separate shower room conveniently serving the lower ground floor accommodation, making this level particularly suitable for use as a guest or independent family space.

OUTSIDE

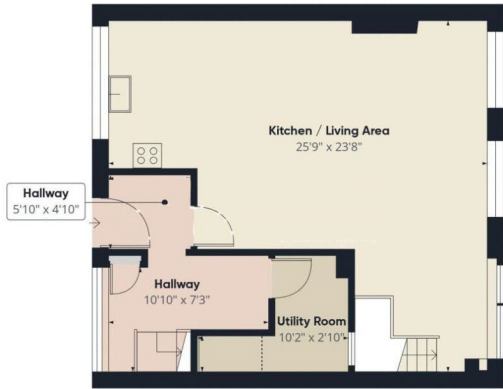
REAR TERRACE & GARDEN The rear outside space is arranged over multiple levels, creating a variety of areas for relaxing and entertaining. A private terrace leads from the lower ground floor accommodation, whilst steps connect with the balcony above and continue down towards the garden. The lower garden provides a secluded outdoor space suitable for seating, entertaining or family use.

PARKING To the front of the property is off-road parking providing space for two vehicles.

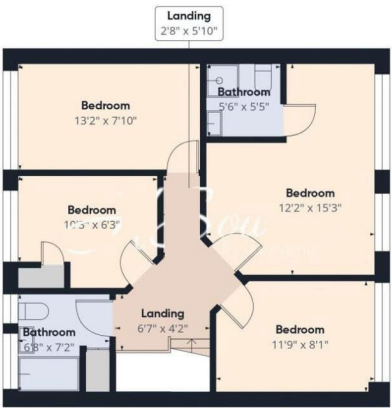
LOFT SPACE The property benefits from a useful loft providing excellent additional storage. There may be potential for further use or conversion, subject to all necessary planning permissions, Building Regulations approval and other relevant consents.



Floor 0



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Address 'Windmill Avenue, Paignton, TQ3 1BS' Tenure 'Freehold' Council Tax Band 'C' EPC Rating '70 | C'