



ABSOLUTE

Totnes Road, Paignton, TQ4 7HD
Guide Price: £725,000 Tenure: Freehold



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Totnes Road, Paignton, Devon, TQ4 7HD

A substantial five bedroom detached residence

- First time to the market in 24 years
- Spacious reception hallway
- Sitting room, dining room and sun lounge
- Modern fitted kitchen/breakfast room with separate utility
- Ground floor bedroom with ensuite shower room/W.C.
- Four further double bedrooms
- Larger than average family bathroom/W.C.
- Resort style heated swimming pool and extensive landscaped and level gardens
- Two garages and off road parking
- EPC Rating - TBC



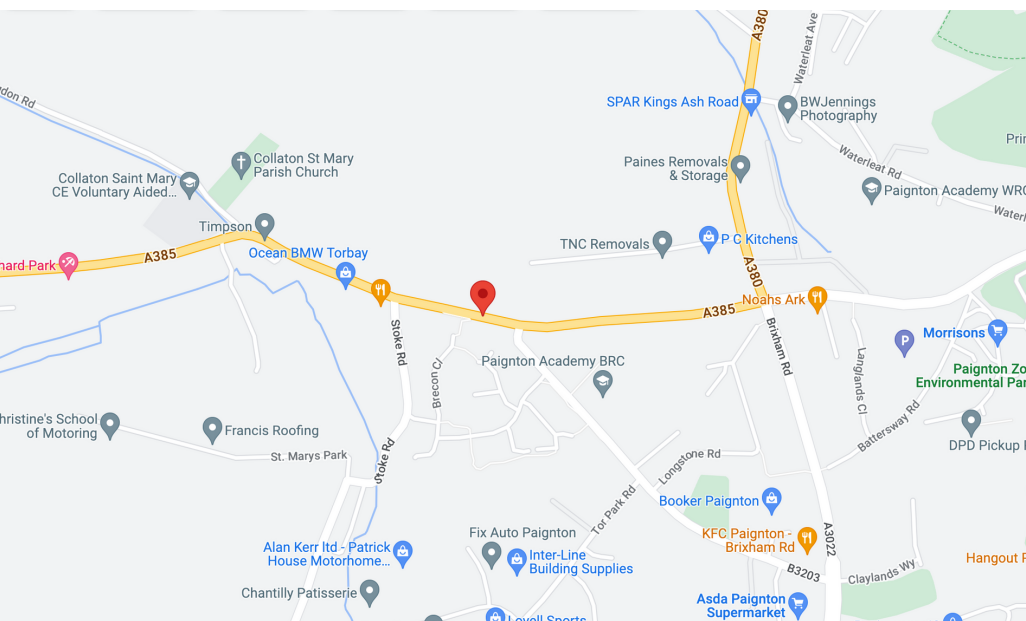
An impressive five bedroom detached home, offering an abundance of living space with a resort style heated swimming pool, good sized level gardens, two garages and lovely open views.

This is the first time that Crossfell has come onto the market in 24 years and has an abundance of living accommodation set over two levels briefly comprising: spacious reception hallway with downstairs cloakroom /WC, sitting room and formal dining room, quality modern fitted kitchen / breakfast room with a separate utility room, second sitting room, and a ground floor bedroom with en-suite facilities. On the first floor is a spacious landing having space for a study area, four further double bedrooms and a larger than average family bathroom / WC.

Outside there is off road parking and two single garages, one integral to the main house with an area that has potential for further parking, subject to the necessary planning permissions. To the south of the property there is a resort style heated swimming pool which is surrounded by patio which is ideal for alfresco dining. To the west of the property there is a level garden area which is laid largely to lawn and is attractively landscaped with an abundance of trees, bushes and flowering plants and is enclosed by stone walling which gives the property a great degree of privacy.

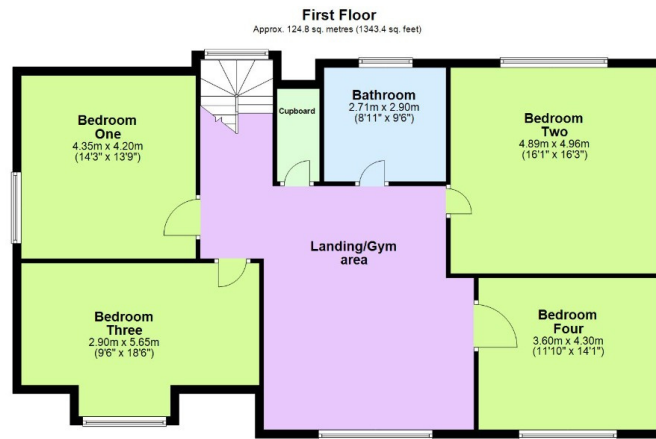
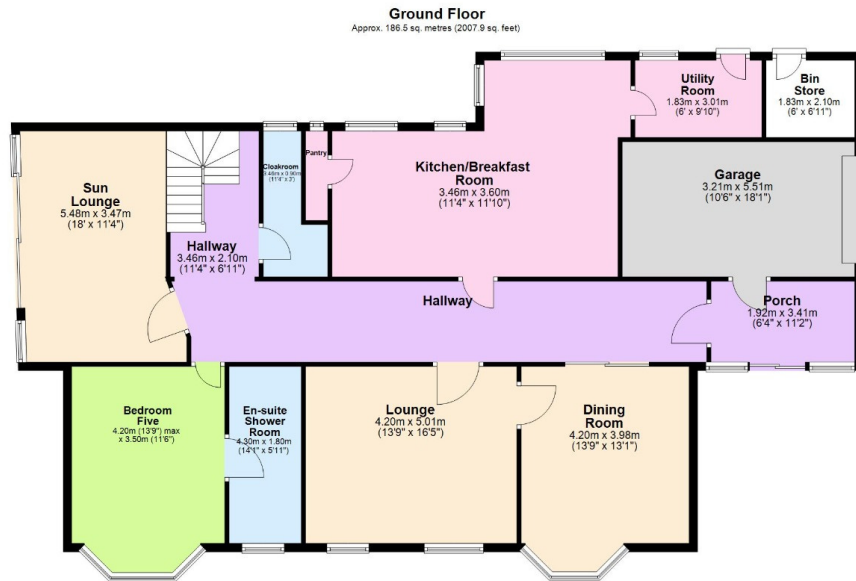


The property occupies a convenient residential position just off of the Totnes Road. Approximately 3 miles from Paignton town centre and seafront which offer a large array of shops, facilities and amenities and just 4 miles from the ancient town of Totnes with its mainline train links and historic buildings. Also close by is the highly regarded Collaton St Mary Church Primary School as well as Paignton Academy with its exceptional sports facilities plus two Grammar schools within Torbay. The ring road is also only a short drive away, which offers great connections to Torquay, Newton Abbot and beyond.



What3Words
 UPRN:
<https://w3w.co/cliff.trim.tubes>

agents notes:
 Freehold Property
 Council Tax Band - G
 EPC Rating - TBC



Total area: approx. 311.3 sq. metres (3351.3 sq. feet)

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