



Curledge Street, Paignton, TQ4 5BA  
**Price: £285,000**      **Tenure: Freehold:**



# Curledge Street, Paignton, TQ4 5BA

A Stunning And Well Proportioned Victorian Family Home, Situated In Paignton Town Centre

- A Beautiful Victorian Property In Paignton Town Centre
- Offering Period Features And A Beautiful, Spacious Courtyard Garden
- 3 Well Proportioned Bedrooms
- Accommodation Over 4 Floors
- Open Plan Lounge/Dining Rooms
- Large Family Bath And Shower Room
- Workshop/Wine Cellar
- Modern kitchen With Access To Courtyard Gardens
- Grade 2 Listed Property In A Conservation Area
- EPC- TBA



Workshop/Wine Cellar, Utility Area, Open Plan Living/Dining Room, Modern Kitchen, 3 Well Proportioned Bedrooms, Bath And Shower Room. Grade 2 Listed.

A rare and exciting opportunity to purchase this beautiful Victorian family home, situated within close proximity to Paignton town centre, local shops, amenities, train station and the beach. This property is a true credit to its present owners and has been sympathetically looked after and kept up to date by them over the last 48 years. Constructed in 1854, this grade 2 listed property was originally accommodation for the stables at the manor house at Primley Park and was the first property to be built in the road. The accommodation itself is very spacious spread over 4 floors and offers a roof terrace to the front and a beautiful courtyard garden to the rear.



There are 3 well proportioned bedrooms and a large family bath and shower room. There is an open plan Lounge/Diner and a modern kitchen with access to the courtyard gardens. The top floor bedroom offers built in wardrobes and an en-suite shower room and there is a workshop/wine cellar and a utility area on the ground floor. The central location is perfect as you can enjoy a short walk to the town centre, beach, train station, bus station, pubs and all other local amenities. This property needs to be seen to be appreciated so don't hesitate to contact Absolute to book an early viewing.



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Agents Notes:  
 Under Section 21 of the Estate Agents Act 1979 we are required to inform you that the vendor of this property is connected to an employee of Absolute Sales and Lettings



Total area: approx. 129.8 sq. metres (1397.0 sq. feet)

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

