



WOODS
DISTINCTIVE HOMES

12 Clennon Rise Paignton TQ4 5HG

£950,000

A superb six bedroom detached property with sea views, which has been extensively refurbished to an exceptional standard to provide modern living accommodation, with good size grounds comprising of a swimming pool, pool house, landscaped gardens, garage and parking

- Detached House providing extensive accommodation
- Extended and modernised to a high standard
- Offering Flexible living arranged over two levels
- Open Plan contemporary fully fitted kitchen with Island unit and Breakfast Bar
- Spacious lounge with modern wood burning stove
- Two ground floors bedrooms with one having an en-suite
- Master bedroom on the first floor with modern en-suite with walk-in shower and dressing room
- Three further first floor bedrooms
- Modern Family Bathroom
- Large garden with Heated outside pool complemented by a paved patio terrace and gazebo

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This stunning six-bedroom detached house in Paignton offers extensive and flexible living accommodation over two levels. The property has been tastefully extended and modernized to an exceptional standard, providing a comfortable and contemporary family home.

On entering the property, you are greeted by a spacious and open-plan layout with Parquet flooring throughout, high ceilings and large windows providing an abundance of natural light. The living accommodation has been cleverly and clearly designed to provide separate areas for relaxing, cooking and entertaining with large floor to ceiling patio doors leading to the pool area.

A particular feature is the contemporary fully fitted kitchen, which has a good range of modern matt anthracite shaker style cabinets with , twin built in eye level ovens, integrated dishwasher and a tall fridge and freezer. A stunning eye island unit houses the gas hob with a breakfast bar with seating for three bar stools. The kitchen also benefits from a walk in utility area, which includes a laundry chute, delivered from the master bedroom en-suite.

This kitchen is perfect for entertaining, you have a galleried area providing access to the lounge, which affords a relaxing area connecting main ground floor areas with another impressive feature being the circular in floor wine cellar with glass hatch and spiral staircase giving access to multiple clay pot wine racks, ideal for collectors and buffs alike. Next you have the sumptuous feeling dining area with feature panelled wall and ample space for a dining suite.

The lounge area is equally impressive, with a modern wood burning stove set to a corner adding a touch of elegance and warmth. A fantastic family space allowing ample room for everyone to come together to enjoy movie nights.

In addition to the living space on the ground floor you also have a bay fronted double bedroom, which benefits from a fully tiled en-suite shower room with walk in shower. There is then an additional generous sized room located just of the dining area with large picture window and views towards Torquay Harbour offering multiple options whether used as additional sleeping quarters, a home office or a playroom, these versatile rooms add to the flexible living space.

Ascending the stairs, you will find the spacious master suite, with the bedroom featuring a bay window enjoying sea views, along with a large Velux window. To complete the suite, there is a stunning modern en-suite shower room with a walk-in shower, floating WC and his and her sinks as well as a large dressing room providing ample storage.







There are three further double bedrooms located on the first floor, along with a modern family bathroom, designed with style and practicality in mind. The bathroom comprises of a freestanding bath, wash hand basin and WC, with modern matt black fittings.

The outdoor space of this property is utterly unique and provides something for everyone, whether you are looking to relax, potter around the garden, entertain or go for a swim.

The garden is split into two areas with a large lawned garden to the front providing a blank canvas for any garden enthusiast. Located to the rear but fully enclosed and private is the heated outside pool, providing a glorious setting for relaxing and entertaining. There is a large, paved patio terrace with gazebo, providing space for outside furniture and loungers, which really enhance the outdoor experience, offering the perfect spot for al fresco dining and soaking up the sun. A large wooden pergola reaches across the large outside dining area, adjacent to this the hot tub is discreetly located to the corner offering a high degree of privacy. To complete this space, the vendors have well placed a number of mature shrubs and bushes to provide privacy, which adds to the tranquil Mediterranean atmosphere.

Not only does this property offer an idyllic outdoor oasis, but it also boasts an impressive pool house with floor to ceiling windows and a vaulted ceiling. The pool house is currently utilised as a games room with bar, and wet room. This additional space is the ideal retreat for entertaining guests or enjoying leisure activities.

In addition to the already extensive accommodation there is a large double garage and ample parking provided, ensuring convenience and security for homeowners and guests.

Situated in Paignton, this property boasts sea views, adding to its appeal. The town offers a range of amenities, including shops, restaurants, and excellent transport links, making it an ideal location for families and professionals alike.

In summary, this detached house is of exceptional quality, offering extensive and flexible living accommodation. With its stunning modern features, large garden, heated pool, pool house, and sea views, this home is truly a dream for those seeking a luxurious and comfortable lifestyle.

GENERAL INFORMATION

Tenure: Freehold

Council: Torbay Council

Council Tax Band E for the period 01/04/2023 to 31/03/2024 financial year is £2,606.68









Awaiting Floorplan

Energy Efficiency Rating

Current	Potential
(92 plus) A	99
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Very energy efficient - lower running costs
Not energy efficient - higher running costs

Awaiting EPC



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