



Paignton

3x  2x 

ENERGY RATING
B91

- Video Walk-through Available
- Modern Semi-Detached House
- 3 Bedrooms (1 en-suite)
- Lounge & Kitchen/Diner
- Family Bathroom & Ground Floor WC
- Level Enclosed Garden
- Allocated Parking to Front with EV Charger
- Owned Solar Panels
- Ideal First or Family Home
- Triple Glazing Throughout

Guide Price:
£340,000
FREEHOLD

11 Little Clannon Court, Paignton, TQ4 7BE



1000s of homes sold

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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This modern home is situated in a highly desirable development in Paignton, Devon. Positioned to make the most of its surroundings, the property enjoys an elevated front aspect that offers open countryside views over the rolling Torbay landscape. Ideally located, it is just a short distance from Paignton's vibrant town centre, sandy beaches, well-regarded local schools, and excellent transport links, making it well placed for both convenience and lifestyle.

The Accommodation: The ground floor opens into an inviting entrance hall, featuring stairs rising to the first floor, a smoke detector, a central heating radiator, and a cupboard housing the electric consumer unit. A door leads through to the bright sitting room, a contemporary reception space finished with premium herringbone flooring and smooth ceilings. This room features a TV aerial point, a wall-mounted thermostat, and a large window that frames the beautiful countryside views to the front. An internal door connects the sitting room to the impressive, open-plan kitchen diner, which benefits from a continuation of the stylish herringbone flooring and a large under-stairs storage cupboard. The dedicated dining area is ideal for entertaining, offering a bright space with smooth ceilings, a radiator, and double doors that open directly onto the rear garden. The adjoining kitchen is fitted with a matching range of wall, base, and drawer units with roll-edge work surfaces and an inset sink with a matching drainer under a window overlooking the garden. Designed for modern convenience, the kitchen includes an integrated air purifier, ceiling spotlights, a concealed combination boiler, a built-in hob with a high-level electric oven, an integrated fridge-freezer, a slimline dishwasher, and a built-in washing machine. Completing the ground floor layout is a cloakroom WC, featuring a matching white two-piece suite with a low-level toilet, a pedestal wash hand basin with a monobloc mixer tap, a tiled splashback, a radiator, and an air purifier.

Moving upstairs, the first-floor landing provides access to the loft space, a ceiling light point, and doors leading to all bedrooms and the family bathroom. The principal bedroom is a generous double room boasting a front-facing window with elevated countryside views. This room is well-equipped with its own wall-mounted thermostat, a TV aerial point, ample space for wardrobes, and a private en-suite shower room. The modern en-suite consists of a white three-piece suite, including a walk-in corner shower with glass sliding doors and a mains-fed shower, a low-level toilet, a pedestal wash basin, a radiator, an air purifier, and an obscure-glazed window to the front. The remaining bedrooms are positioned to the rear of the property. Bedroom two is another well-proportioned double room featuring smooth ceilings, a radiator, a window, and dedicated space for wardrobes. Bedroom three is a versatile single room, perfect as a child's bedroom or a home office, complete with a radiator and a window overlooking the rear garden. Serving these bedrooms is the family bathroom,

which features a matching white three-piece suite comprising a panelled bath with twin hand grips, a low-level toilet, and a pedestal wash hand basin with a monobloc mixer tap. The bathroom is finished with a wall-mounted mirrored medicine cabinet, an air purifier, and a central heating radiator.

Outside: The rear exterior features a beautifully organized and fully enclosed garden, bordered by secure timber panel fencing for maximum privacy. Directly outside the dining area doors lies a level gravelled seating area, providing the perfect low-maintenance space for outdoor dining, barbecues, and entertaining. From here, steps lead up to a raised lawn area that features a dedicated plant bed running along the rear boundary, ideal for keen gardeners. The outdoor space is highly functional, coming equipped with an outside water tap, a garden shed, and an additional storage area. A paved pathway runs down the side of the property, offering secure and direct access to the front aspect through a timber gate.

Parking: The property incorporates two allocated side by side parking spaces situated within the quiet, off-road layout of the development with fitted EV charging point. The parking area provides safe and convenient vehicular access close to the property's entrance. Furthermore, the secure timber side gate links the parking and front approach directly to the rear garden, making it easy to move items like bicycles or garden equipment without walking through the main house.

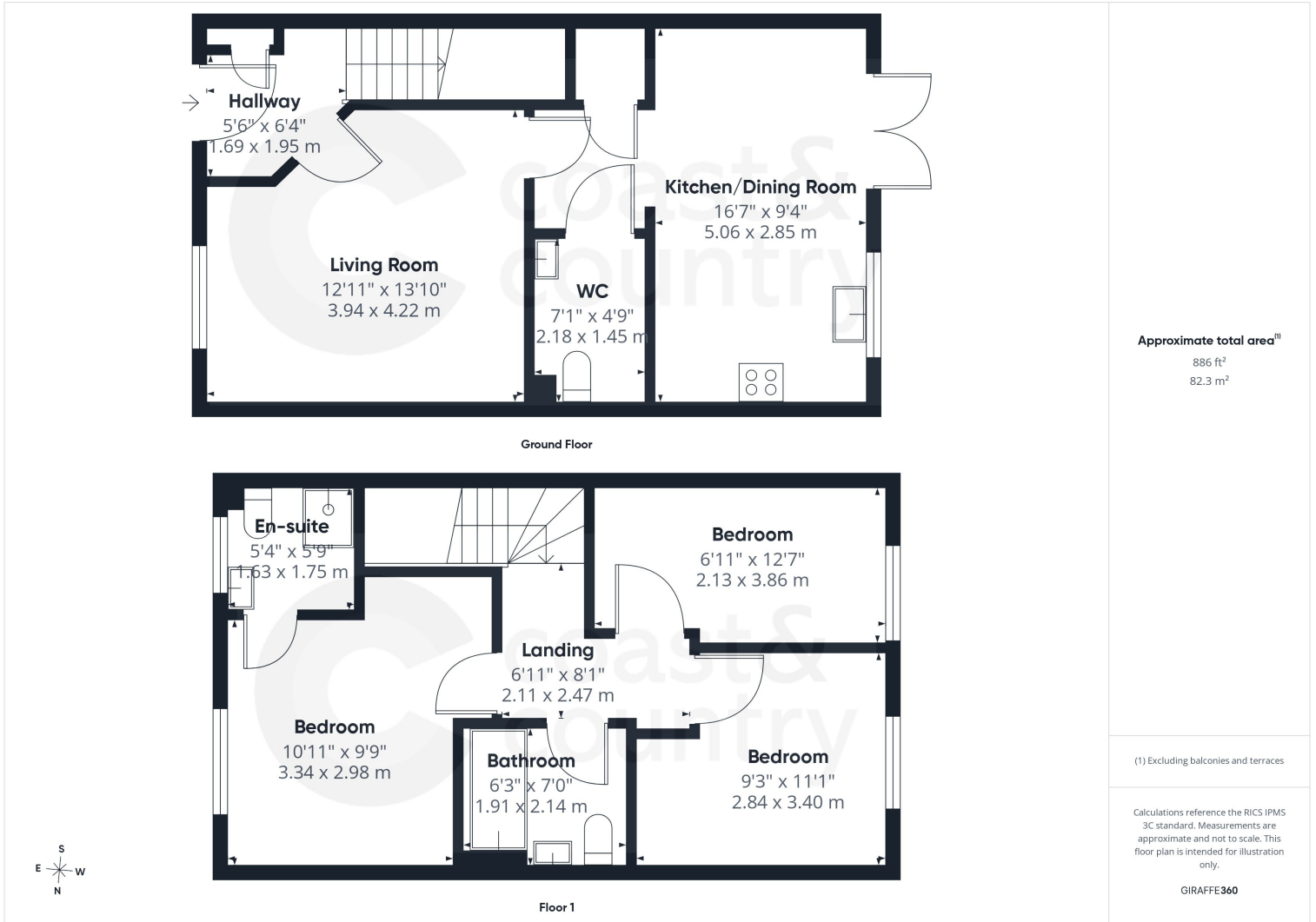
Directions: Leaving Newton Abbot take the third exit From the Penn Inn Roundabout onto the Devon Expressway heading towards Torbay, at the lights follow the road round to the right onto Hamelin Way. At the next roundabout take the second exit continuing towards Paignton, at the next roundabout take the second exit onto Maldon Way, at the next roundabout take the second exit onto the A380 (Kings Ash Road). At Tweenaway Cross traffic lights, take the right onto A385 (Totnes Road) Follow this road until you reach an incline, the development can be found on your right. Once you have entered the property can be found in a cul-de-sac position on your left.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Owned solar panels. Triple glazing throughout.

The property is situated on a modern development and service charges on such developments are common. These may come into force at a future date.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 91 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.