



40 Youngs Park Road, Paignton

Paignton

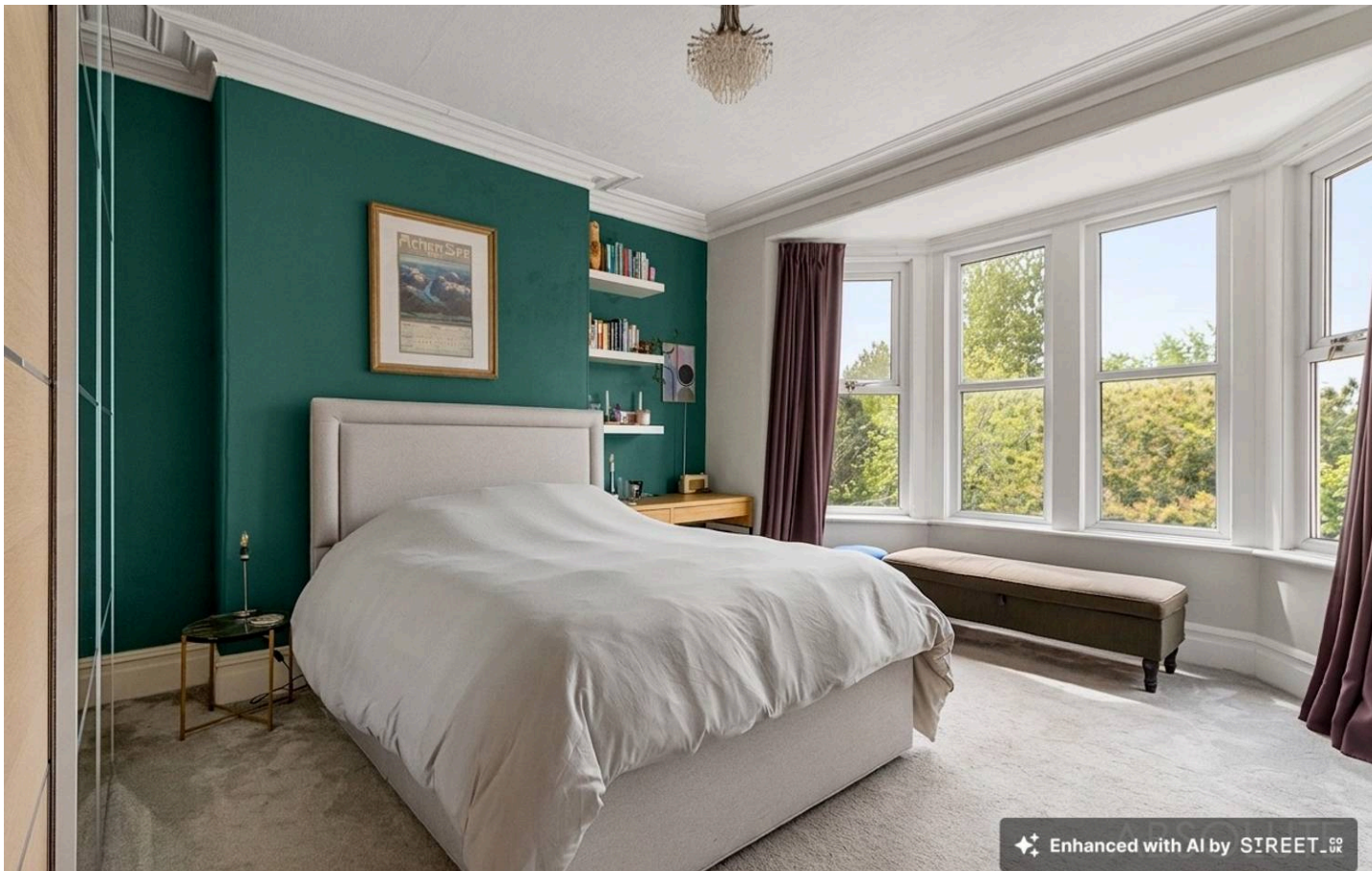
Offers Over £475,000



## 40 Youngs Park Road

Paignton, Paignton

This exceptional five-bedroom Victorian terraced family home is arranged over four storeys and offers an appealing blend of period charm and modern convenience. The property opens into a welcoming hallway leading to a spacious through lounge and dining room, where large windows frame delightful views over the park, creating a bright and inviting living space. The well-appointed kitchen/breakfast room is thoughtfully designed with ample cabinetry and workspace, complemented by an adjoining utility area and a convenient ground floor wc. The ground floor features attractive engineered oak flooring. Upstairs, the main bedroom enjoys park views and features a contemporary styled en suite shower room, providing a peaceful retreat. Four further generously proportioned double bedrooms are arranged over the upper floors, along with a versatile loft room that could serve as a study, playroom, or additional sleeping accommodation. The first floor includes a modern family bathroom and a separate wc, ensuring comfort and practicality for a growing family. The lower ground floor offers a good sized basement games room, which is equally suited for use as a work from home space, gym, or media room. Additional features include ample off road parking for two cars, providing rare convenience in this sought after location.



The property also benefits from an enclosed rear garden, which enjoys a sunny aspect throughout the day. There is a versatile garden room with power and light (perfect for use as a home office, studio, or relaxation space). Period features such as high ceilings, sash style windows and decorative fireplaces combine with contemporary finishes to create a stylish and comfortable family home. Located close to local amenities, Blue Flag beach, reputable schools, and excellent transport links, this charming Victorian terrace offers a rare opportunity to secure a spacious and beautifully presented property in a desirable area

### Garden

Enclosed garden to rear arranged with paved patio area, well stocked flower beds and borders. Access to garden room with power and light, ideal for storage or hobbies. There is access from the garden to rear lane for pedestrian and vehicular use.

### Garden

### DRIVEWAY

1 Parking Space

Off road parking to the front of the property for one or two cars.



# 40 Youngs Park Road

Paignton, Paignton

Idyllic location opposite beautiful Youngs Park and moments from Goodrington Sands and the coastal path. The local area offers a variety of bars, cafes and restaurants plus waterpark and leisure centre. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming Victorian terraced family home arranged over four storeys
- Through lounge/dining room with lovely view over the park and easy access to the beach at South Sands
- Well appointed kitchen/breakfast room and adjoining utility area and wc
- Main bedroom with lovely views over the park and contemporary styled shower room
- Four further double bedrooms plus loft room
- First floor family bathroom plus separate wc
- Good sized basement games room or work from home space
- Ample off road parking for two cars
- Enclosed rear garden enjoying a sunny aspect
- Garden room with power and light



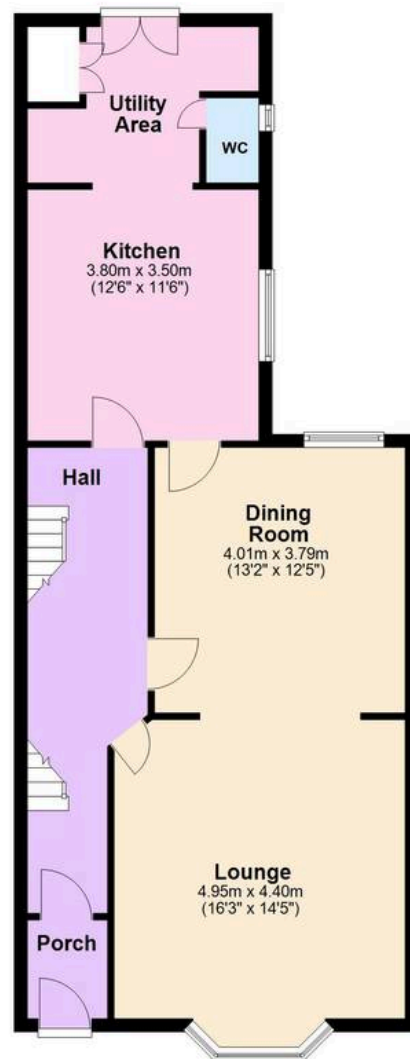


ABSOLUTE





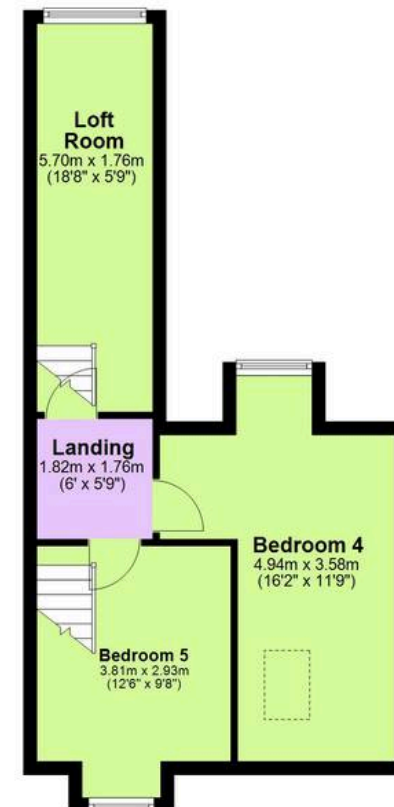
**Ground Floor**  
Approx. 82.2 sq. metres (884.9 sq. feet)



**First Floor**  
Approx. 68.7 sq. metres (739.7 sq. feet)



**Second Floor**  
Approx. 28.3 sq. metres (304.3 sq. feet)  
(excluding Bedroom 5)



**Basement**  
Approx. 19.5 sq. metres (210.1 sq. feet)



Total area: approx. 198.7 sq. metres (2139.0 sq. feet)



## Absolute Sales & Lettings

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