



28 Windmill Avenue
Paignton TQ3 1BS
£330,000

Winfields
Sales & Lettings

28 Windmill Avenue
Paignton TQ3 1BS
£330,000



Winfields
Sales & Lettings

**** PERFECTLY SUITED FOR FAMILY LIVING ****

- Private Off Road Parking
- Great Family Home
- 4 Bedrooms
- Close to local Schools and shops
- Sea Views

Bedroom 1

15'6" x 9'3"

This spacious master double bedroom is situated at the rear of the property and benefits from two large uPVC double glazed windows, allowing plenty of natural light to fill the room. The space is finished with a soft beige carpet underfoot and neutral cream-painted walls, creating a calm and inviting atmosphere.

Ample storage is provided by a built-in wardrobe, ideal for keeping the space tidy and organised. The room also features a built-in vanity unit with a sink, fitted mirror, and sleek chrome mixer tap — perfect for added convenience and functionality.

Bedroom 2/ Office Space

12'1" x 8'0"

The second bedroom is currently set up as a home office but offers ample space to accommodate a double bed if desired. A large uPVC double-glazed window overlooks the rear of the property, filling the room with natural light. The room is finished in neutral tones with a beige carpet and cream-painted walls, creating a bright and versatile space. Additional practicality is provided by a built-in storage cupboard/wardrobe, ideal for keeping belongings neatly tucked away.

Bedroom 3

10'3" x 7'7"

Bedroom three is a well-proportioned space, located at the front of the property. A large uPVC double-glazed window allows for plenty of natural light, creating a bright and welcoming atmosphere. The room features a modern wood-effect lino floor that is both stylish and practical, ideal for easy maintenance and everyday living.

A wall-mounted radiator provides year-round comfort, and the neutral décor offers a blank canvas to suit a range of uses. Whether utilised as a guest bedroom, home office, nursery, or hobby room, this versatile space offers great flexibility to suit your needs.

Bedroom 4

13'3" x 8'0"

Bedroom four is a generously sized room that can comfortably accommodate a double bed. A large uPVC double-glazed window overlooks the front garden, allowing natural light to brighten the space throughout the day. Finished in neutral tones, the room has a calm and modern feel, making it move-in ready for a variety of uses.

Practicality is enhanced with a built-in wardrobe, providing useful storage without compromising on floor space.

Bathroom

11'9" x 7'6"

This spacious and well-presented bathroom is finished with light aqua-toned marble-effect wall panels that extend from floor to ceiling, creating a fresh and contemporary look. It features a modern P-shaped bath with a handheld shower attachment, ideal for both quick rinses and long soaks.

A separate corner shower cubicle with sliding glass doors and a gas-fed shower offers additional convenience. The bathroom is warmed by both a traditional radiator and a stylish chrome ladder-style heated towel rail, perfect for keeping towels toasty.

Other thoughtful touches include spotlighting in the ceiling, a large wall clock feature, and a beige non-slip vinyl floor for practicality and safety. Frosted double-glazed windows provide privacy while still letting in plenty of natural light.

Spacious, bright, and functional — this bathroom has been designed with comfort and ease in mind.

Lounge

15'5" x 17'1"

This bright and spacious living room is beautifully presented with a soft beige carpet and neutral décor, creating a warm and welcoming atmosphere. A large uPVC double-glazed window to the front aspect allows plenty of natural light to flood the room.

A standout feature is the open wooden staircase leading to the first floor, adding character and a sense of space. There's also a glazed door to the front porch, enhancing the flow of natural light while offering a useful buffer space for coats and shoes.

The room offers generous proportions, easily accommodating a range of furniture and perfect for both relaxing and entertaining.

Kitchen/ Diner

23'10" x 9'1"

This well-appointed kitchen features a range of classic off-white wall and base units, complemented by black marble-effect worktops and a stylish blue and white tiled splashback. A large uPVC double-glazed window to the rear floods the room with natural light, highlighting the soft blue walls and white patterned lino flooring.

Appliances include a freestanding white Hotpoint electric oven and hob, and a single drainer sink with mixer tap and built-in water filter.

The kitchen opens into a spacious dining area, providing ample space for a table and chairs—ideal for family meals and entertaining. A floor hatch within the kitchen opens to stairs leading down to the utility area below, which also benefits from additional storage—perfect for white

goods, cleaning supplies, or pantry items.

A glazed door leads into the main lounge.

This practical yet inviting kitchen and dining space is perfect for everyday family living and home cooking.

Sun Room

8'1" x 12'3"

Accessible through an elegant archway from the kitchen, the sunroom offers a bright and inviting space to relax and unwind. Featuring large uPVC double-glazed patio doors to the rear garden, it allows plenty of natural light to flood in while providing easy access to the outdoor area. The room is finished with a soft blue carpet underfoot, creating a cozy and tranquil atmosphere that complements the garden views beyond.

Utility Room

The downstairs utility area is conveniently accessible via a hatch in the kitchen floor, which opens onto stairs leading down to the space below. Alternatively, there is a separate entrance from the garden, providing easy outdoor access. This versatile utility room also includes a handy WC, offering added convenience. The space provides practical storage and workspace, ideal for laundry appliances, cleaning equipment, or additional pantry storage.

Garage

A good-sized garage with electric doors offers flexible use, whether to comfortably fit a car or for generous storage needs. Additionally, there is approximately six feet of extra storage space beneath the flooring, providing valuable room for tools, equipment, or seasonal items.

Porch

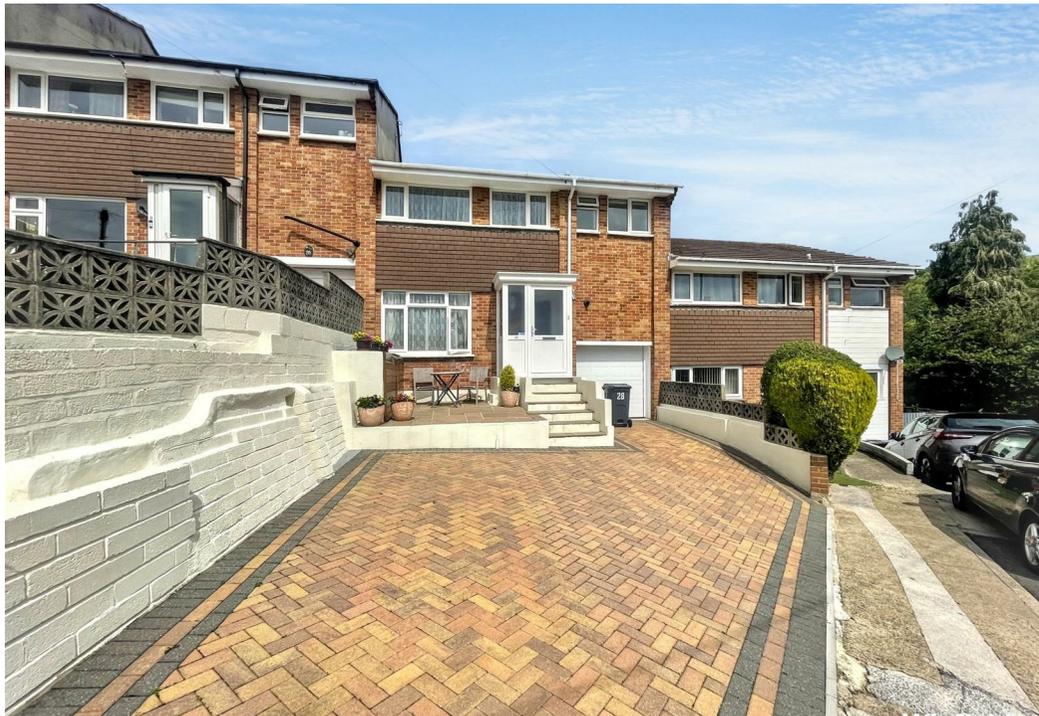
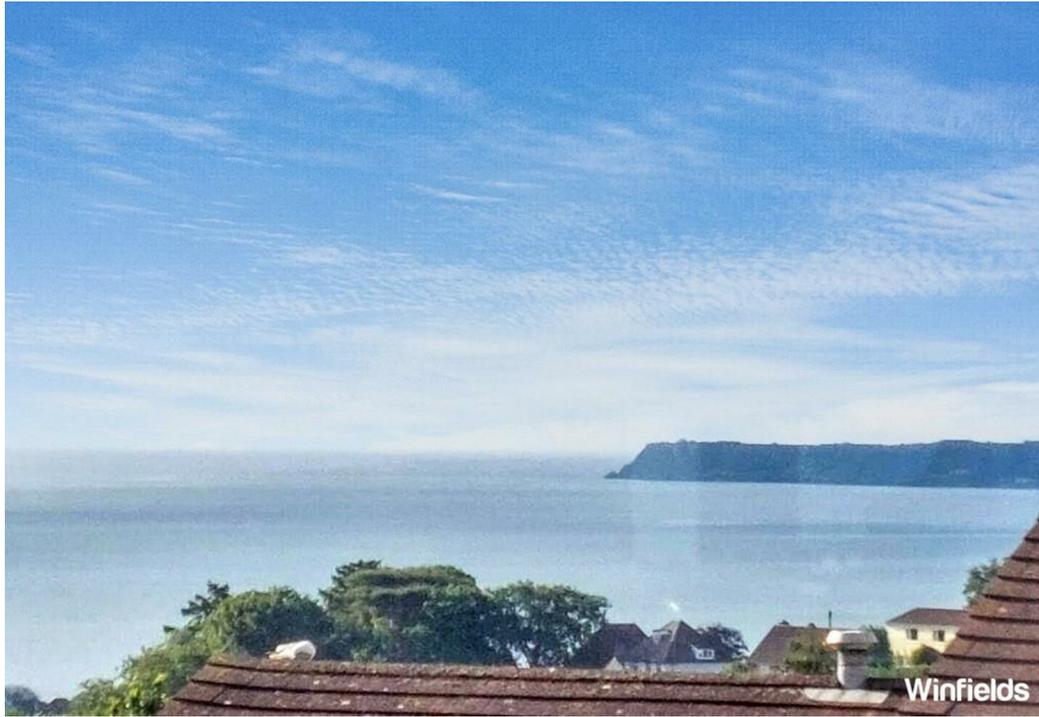
4'1" x 7'4"

The porch features beige carpet flooring that creates a warm welcome, complemented by a glazed door and a uPVC front door. Windows to the side allow natural light to filter in, while beige lino flooring completes the space, blending practicality with comfort. This area offers perfect storage for shoes and coats, ideal for keeping things tidy before entering the main house.

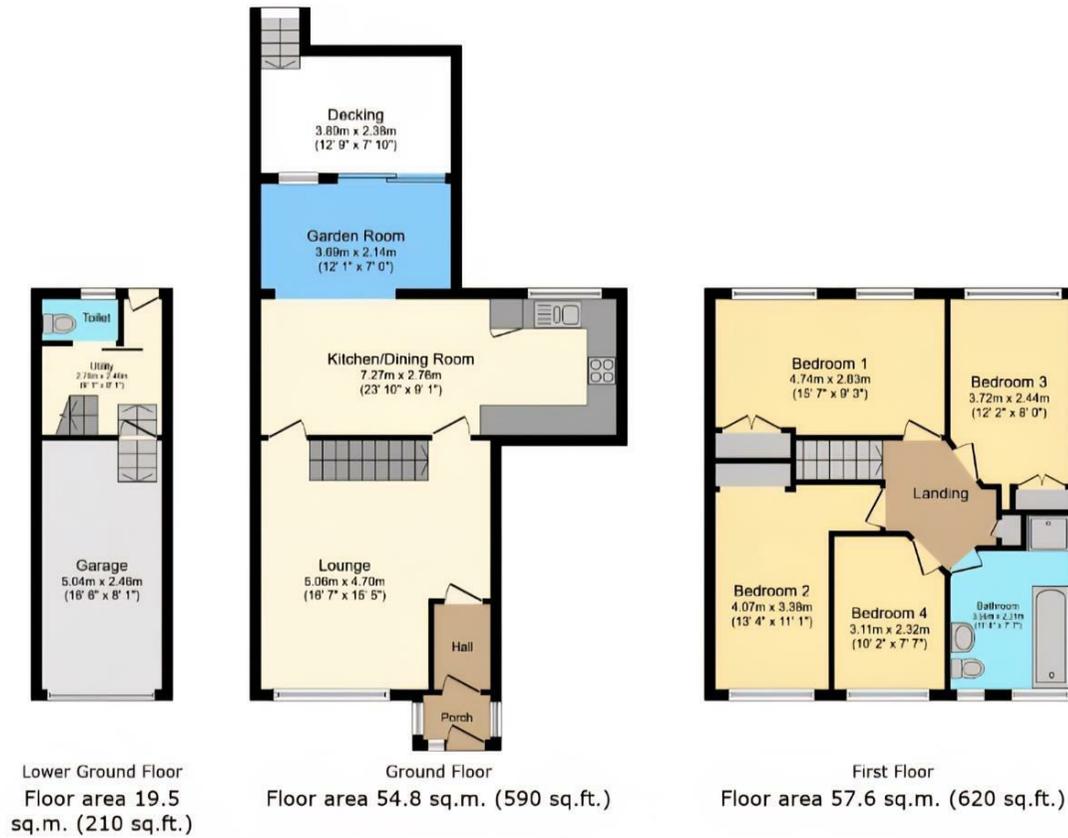
Rear Garden

The rear garden features a spacious patio and decked area, with steps leading down to a neatly maintained lawn bordered by mature hedges, creating a private and tranquil outdoor space. To the side, a paved patio provides additional seating or entertaining space, with access to the rear garden gate and an extended area to the left. A neutral-coloured whirly washing line adds practical convenience for outdoor laundry drying.

Downstairs WC



FLOOR PLAN & E.P.C.



Total floor area: 131.9 sq.m. (1,420 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC





PAIGNTON
(01803) 320969

345 aTorquay Road, Preston
Paignton, Devon TQ3 2EP

EXETER
(01392) 984126

Highewr Huxham,
Exeter, EX1 2HF

BRISTOL
(0117) 287 2199

13 Harbury Road, Bristol,
BS9 4PN



Winfields
Sales & Lettings

www.winfieldsgroup.co.uk