



7 Southview Road  
Paignton TQ3 2QG  
£385,000

**Winfields**  
Sales & Lettings



7 Southview Road  
Paignton TQ3 2QG  
£385,000



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**Winfields**  
Sales & Lettings

- 6 Bedroom House
- Sea Views
- Outdoor Swimming Pool
- Front & Rear Garden
- Close to Local Schools
- Off road Parking

#### Lounge

21'5" x 13'1"

This charming living room features a stylish stone-effect fireplace as its centrepiece, complemented by a large PVC bay window overlooking the front garden and porch. Enjoy sea views and a bright, airy atmosphere. The room benefits from two radiators, a soft beige carpet, and a selection of power sockets—perfect for modern living and comfort.

#### Entrance Hallway

Welcoming entrance hallway with soft beige carpet, offering a warm first impression. Includes a practical under-stair storage cupboard for coats and shoes. A glazed door leads to the porch, allowing natural light to flow through, while a charming wooden-framed window provides a pleasant outlook over the front garden.

#### Sitting Room/ Office

13'1" x 10'7"

Versatile sitting room or home office featuring a stone-effect fireplace as a stylish focal point. A large PVC bay window offers lovely views over the front garden and floods the space with natural light. The room is fitted with beige carpet for comfort and warmth, with radiators ensuring a cosy feel year-round—ideal for work or relaxation.

#### Kitchen

11'6" x 9'0"

Modern kitchen with white grain-effect units, black marble-effect worktops, and aqua blue ceramic splashback tiling. Includes Ideal Logic boiler, space for cooker and fridge/freezer, white emulsion walls, and beige lino flooring. A PVC window overlooks the rear garden, with a part-glazed PVC door providing side access.

#### Dining Room

23'1" x 11'6"

Charming reception room featuring a stone-effect fireplace and exposed beams, adding character and warmth. A PVC window offers views over the rear garden, while patio doors lead directly into the garden room. The space includes a radiator for comfort and easy-care lino flooring, blending traditional charm with practical living.

#### Utility Room

10'5" x 9'1"

Double-glazed PVC window overlooking the rear garden and garden room. Fitted with marble-effect worktops, with space and plumbing for a washing machine and tumble dryer. Includes a convenient WC, a storage cupboard, and an additional cupboard housing the fuse box.

### **Garden room**

20'6" x 4'0"

A charming, self-contained garden room situated at the rear of the property

### **Bedroom 1**

10'1" x 7'11"

Spacious Bedroom 1 featuring a large PVC window overlooking the front garden, allowing plenty of natural light to fill the room. Finished with a soft beige carpet for comfort underfoot, the space also includes a selection of power sockets, making it ideal for everyday living. A bright and welcoming room with a peaceful outlook.

### **Bedroom 2**

13'1" x 11'3"

Bedroom 2 benefits from a generous PVC bay window overlooking the front garden, bringing in an abundance of natural light. The room is fitted with a soft beige carpet, a central radiator for year-round comfort, and multiple power sockets for convenience. A bright and inviting space.

### **Bedroom 3**

11'6" x 11'3"

Bedroom 3 offers a peaceful rear aspect with a PVC window overlooking the garden, filling the room with natural light. It features a cosy beige carpet, a radiator for comfort, and a selection of power sockets for practicality.

### **W.C**

Modern WC featuring full-height stone-effect tiling for a sleek, contemporary finish. The walls are tiled to the ceiling, offering a clean and low-maintenance space. A PVC glazed window provides natural light and ventilation, enhancing the bright and airy feel. Compact yet stylish, this WC is both practical and well-presented.

### **Shower room**

11'6" x 5'8"

This modern bathroom features a sleek shower, contemporary basin, and chrome heated towel rail for added comfort. The space is finished with stylish stone-effect floor tiles, combining practicality with elegance. A PVC double-glazed window provides natural light, ventilation, and a pleasant view over the rear garden.

### **Bedroom 4**

9'1" x 7'11"

A cosy single bedroom offering a peaceful view over the front garden through a large PVC window that fills the room with natural light. The room benefits from a built-in cupboard with shelving, providing practical storage space for clothes, linens, or personal items. Soft beige carpeting adds warmth and comfort underfoot, while a

radiator ensures the room stays comfortably heated throughout the year. Multiple power sockets are conveniently placed, making this bedroom ideal for a variety of uses, from a peaceful retreat to a functional home office or nursery. Its compact yet versatile design makes it perfect for those seeking a comfortable and practical space within the home.

### **Bedroom 5**

13'1" x 10'7"

Bedroom 5 features a charming PVC bay window overlooking the front garden, flooding the room with plenty of natural light and offering pleasant views. The warm butterscotch carpet adds a soft, cosy feel underfoot, making the space inviting and comfortable. A centrally positioned radiator provides efficient heating for year-round comfort. Multiple power sockets are thoughtfully placed to accommodate modern electrical needs, perfect for lamps, devices, or charging points. This bright and versatile bedroom is ideal as a restful retreat, guest room, or study, combining style and functionality in one attractive space.

### **Bedroom 6**

11'6" x 10'7"

Bedroom 6 enjoys a peaceful rear aspect with a PVC window overlooking the garden, filling the room with natural light. It features a soft beige carpet for comfort, a radiator to maintain warmth year-round, and a selection of power sockets for convenience. A bright and versatile space, perfect for relaxing or working from home.

### **Second W.C**

This WC features a classic white porcelain toilet complemented by cream marble-effect tiling extending to the ceiling, creating a clean and elegant space. Blue floor tiles add a subtle splash of color. A PVC glazed window overlooks the rear garden, bringing in natural light and ventilation, enhancing the room's fresh and airy atmosphere.

### **Bathroom**

11'6" x 6'0"

The bathroom features a P-shaped bath with overhead shower, surrounded by cream marble-effect tiles extending to the ceiling. Blue floor tiles add contrast, while a PVC glazed window overlooks the rear garden. Included are a cream basin, heated towel rail, and a cupboard housing the water tank, combining style with practical storage.





# FLOOR PLAN & E.P.C.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

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

England & Wales EU Directive 2002/91/EC



PAIGNTON  
(01803) 320969

345a Torquay Road, Preston  
Paignton, Devon TQ3 2EP

[www.winfieldsgroup.co.uk](http://www.winfieldsgroup.co.uk)

EXETER  
(01392) 984126

Higher Huxham  
Belmont Road, Exeter, EX1 2HF



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