

**Property reference number: - 175- 1258 (PAIGNTON)**

Home to a family with one child in the 5-12 age group and a teenager.  
They are looking to house swap in the school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Double:- 2 (one with ensuite) , single:- 1 (max:- 5/6 people)
Children welcome?-	Yes any age group
Pets that live here:-	They have a cat and a dog. The cat will need feeding please! The dog will be elsewhere when they house swap.
Re-dogs:-	They would not be able to have a dog staying.
**Allergies**	A family members is allergic to rabbit & guinea-pig fur.



This new detached house, built in 2012, is situated in a quiet cul de sac in an established, quiet neighbourhood in the small seaside town of Paignton in Torbay. Paignton is in the middle of a world heritage 'geopark' on the English Riviera and there are a wealth of attractions within the local area. There are numerous beautiful beaches within 10-15 minutes drive, with differing amenities offering a wide appeal from young families to couples and older people. The larger cities of Exeter and Plymouth are both accessible, Exeter taking less than 30 minutes by car. Both cities offer a wide range of shopping facilities, cathedrals and museums.



This is a fantastic location for a holiday and as an added bonus the family have a beach hut at Goodrington Beach, which is great family resort 10 minutes away. (Picture below) They are happy to leave the key for house swappers to use the hut, as long as they leave it clean and tidy! There are various beach toys,

chairs, plates and cups and kettle and gas hob which can all be used. "We share it with another family who may be there, but will make you welcome!!"

The house has an unusual layout, across 3 floors. The lounge is on the 1<sup>st</sup> floor with one bedroom. Up 5 steps is the large kitchen diner & patio doors to the back garden, 2 other bedrooms and bathroom. They have Sky TV & Amazon TV accessible in the lounge & kitchen diner, Wi-fi and Wii are available for use in the kitchen diner.

The enclosed garden is split level, with a large deck on the higher level with amazing sea views. The back gate opens out into woodland where there are paths and trails to walk with dogs and children- and even streams to paddle in!

They are not huge gardeners, but have natural trees from the woods at the back of the garden, which gives it a sense of being more private. (Off-road parking for 3 cars).



The family attend Living Waters, part of the AOG denomination. It's a thriving fellowship with 300 people in the Sunday morning congregation and about 150 in the evening. The style of worship is contemporary and the church serves its local & church communities very well.

More info on their website:- <http://lwchurch.org.uk/>

Sport and Leisure	It is 10 mins drive to all of the following:- Torbay Leisure Centre <a href="http://www.leisurecentre.com/torbay-leisure-centre">http://www.leisurecentre.com/torbay-leisure-centre</a> Riviera International Centre, including leisure pool and gym facilities <a href="http://www.rivieracentre.co.uk/leisure-pool">http://www.rivieracentre.co.uk/leisure-pool</a> Splashdown Water park <a href="https://www.splashdownwaterparks.co.uk/quaywest/">https://www.splashdownwaterparks.co.uk/quaywest/</a> Torbay Velo park <a href="http://www.torbay.gov.uk/velopark">http://www.torbay.gov.uk/velopark</a>
Free park	Beach & Torbay Geopark (5 minutes drive on the seafront) Woodland walks out of our back gate.
Local places of interest	Theatres, multiplex cinemas, restaurants, pubs, leisure centre and seaside attractions are within 5 minute drive of our house. Paignton Zoo is a 10 minute drive away. Lovely working farm- Ocombe Farm ( <a href="http://www.countryside-trust.org.uk">http://www.countryside-trust.org.uk</a> 15 minutes walk through the woods (5 minutes drive) which offers cream teas, home cooked breakfasts & light meals. Frequent activities throughout holiday periods. Within a 15 minute drive is Cockington Court & Village, a Victorian manor house, extensive grounds, craft shops & café. The Historic fishing port of Brixham ( <a href="http://www.visitbrixham.com/">http://www.visitbrixham.com/</a> ) is 15 mins drive & has many attractions for visitors. Torquay is 10 minutes drive ( <a href="http://www.englishriviera.co.uk/torquay">http://www.englishriviera.co.uk/torquay</a> ) and offers a variety of tourist attractions, including the Torquay Natural History Museum, 'Riviera wheel' & world famous 'Kents Cavern'. Several N T sites within the local area, e.g. Compton Castle, Berry Pomeroy castle, Coleton Fishacre and Greenway. Dartmoor National Park ( <a href="http://www.dartmoor.gov.uk">http://www.dartmoor.gov.uk</a> 30 mins drive away. An area of outstanding natural beauty with numerous walks and beauty spots to experience.
Entertainment/ Arts	Theatres in Paignton, Brixham and Torquay. The Princess Theatre in Torquay shows a number of large travelling productions. Dartington Hall (30 minutes drive) offers a number of arts events. ( <a href="https://www.dartington.org/">https://www.dartington.org/</a> )

<http://www.visitpaignton.net/>      <http://www.visitdevon.co.uk/>

<https://www.dayoutwiththekids.co.uk/things-to-do/south-west/devon/paignton>



Goodrington beach with the beach huts!