



## PENCARROW ROAD, PAIGNTON, TQ3 3FS

Asking Price Of £259,950

A superbly sized three bedroom end of terraced house situated within a quiet cul-de-sac in Paignton. The property comprises of a welcoming entrance hallway, a spacious living room, a large kitchen/diner, a downstairs cloakroom, three bedrooms with the master being en-suite, a modern family bathroom, sunny rear gardens and off road parking for 2 vehicles. The home sits in an ideal spot and is within easy reach of an array of supermarkets, schools, the ring road, doctors and pharmacies and much more. The property is being offered with no onward chain!

- NO CHAIN!
- OFF ROAD PARKING FOR 2 VEHICLES
- QUIET CUL-DE-SAC LOCATION
- SOUTH EAST FACING REAR GARDEN

**PROPERTY DESCRIPTION** A superbly sized three bedroom end of terraced house situated within a quiet cul-de-sac in Paignton. The property comprises of a welcoming entrance hallway, a spacious living room, a large kitchen/diner, a downstairs cloakroom, three bedrooms with the master being en-suite, a modern family bathroom, sunny rear gardens and off road parking for 2 vehicles. The home sits in an ideal spot and is within easy reach of an array of supermarkets, schools, the ring road, doctors and pharmacies and much more. The property is being offered with no onward chain!

**ENTRANCE HALLWAY** A composite front door opening into a welcoming entrance hallway with doors leading through to the ground floor accommodation, stairs rising to the first floor, fuse box and a gas central heated radiator

**CLOAKROOM** A low level flush WC and a pedestal wash hand basin, uPVC obscure double glazed window and a gas central heated radiator

**LOUNGE** - 4.59m x 3.68m (15'0" x 12'0") A spacious living room to the front aspect of the property with space for ample furniture. A deep under stairs storage cupboard, tv and internet points, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/DINER** - 4.64m x 2.94m (15'2" x 9'7") A modern kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge freezer. Complimentary tile backsplash, a wall mounted ideal combination boiler, space for a 6 seater dining table, uPVC double glazed windows and uPVC double glazed French doors leading out to the sunny rear gardens. Gas central heated radiator.

#### FIRST FLOOR

**BEDROOM ONE** - 3.69m x 3.12m (12'1" x 10'2") A large master bedroom to the front aspect of the property with space for a vast amount of furniture. Built in wardrobe, uPVC double glazed windows and a gas central heated radiator. Door leading into:-

**EN-SUITE** A modern master en-suite comprising of a low level flush WC, a pedestal wash hand basin and a corner shower unit. uPVC obscure double glazed window, extractor fan and a gas central heated radiator



**BEDROOM TWO** - 2.77m x 2.51m (9'1" x 8'2") A generously sized further double bedroom with beautiful distant woodland and sea views. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.51m x 1.82m (8'2" x 5'11") A sizeable third single bedroom that could also make an ideal office/study/hobby room etc. Distant sea and woodland views, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A contemporary family bathroom comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit. Tile surround, extractor fan, a uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** A south east facing rear garden that enjoys the sun throughout the entirety of the day. The gardens have been designed for ease of maintenance by the current owners and boast two sizeable patio areas perfect for outdoor dining and entertaining with a further lawned and barked section also. Side gate access and a water tap.  
**PARKING** Off road parking for 2 vehicles.

**AGENTS NOTE** These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

Address ‘

Tenure ‘

Council Tax Band ‘

EPC Rating ‘

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