



Foxglove Way | Paignton | TQ4 7TG

Offers Over £300,000

A modern three bedroom semi detached house that was built only 5 years ago by Cavanna. The property benefits from 5 years remaining of its NHBC warranty and comprises of a welcoming entrance hallway, a large living room, a spacious kitchen/diner, a downstairs WC, three sizeable bedrooms with the master being en-suite, a further contemporary family bathroom, landscaped rear gardens and off road parking. The home is positioned within a quiet cul-de-sac and is within easy reach of supermarkets, primary and secondary schools, south Devon college, bus links and link roads leading to nearby towns such as Brixham, Totnes and Torquay

- BEAUTIFULLY PRESENTED THROUGHOUT
- 3 DOUBLE BEDROOMS
- MASTER EN-SUITE
- SOUGHT AFTER CUL-DE-SAC LOCATION
- LEVEL AND LANDSCAPED REAR GARDENS

ENTRANCE HALLWAY A uPVC double glazed composite front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, overhead lighting, an understairs storage cupboard, thermostat heating control and a gas central heated radiator.

CLOAKROOM A modern downstairs cloakroom comprising of a low level flush WC and a pedestal wash hand basin. uPVC obscure double glazed window and a gas central heated radiator.

LOUNGE - 5.23m x 3.13m (17'1" x 10'3") A beautifully bright and large living room with space for an abundance of furniture. Tv point, uPVC double glazed bay window and a gas central heated radiator.

KITCHEN/DINER - 5.32m x 3.67m (17'5" x 12'0") A modern and spacious kitchen/diner perfect for modern day living and entertaining. The kitchen boasts a range of overhead, base and drawer shaker style 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 and fridge freezer as well as an integrated dishwasher. Breakfast bar seating for 3/4, space for a 6 seater dining table and a cupboard housing the ideal Logic combination boiler. uPVC double glazed windows and uPVC double glazed French doors leading out to the sunny gardens and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 3.98m x 3.13m (13'0" x 10'3") An exceptionally large master bedroom to the front aspect of the property with space for ample furniture. uPVC double glazed windows, a gas central heated radiator and a door leading into:-

EN-SUITE A contemporary master en-suite boasting a low level flush WC, a vanity wash hand basin with high gloss fitted storage below and a walk in double shower. Complimentary tiling, a mirror fronted medicine cabinet, extractor fan and a gas central heated radiator.

Address 'Foxglove Way, Paignton, TQ4 7TG'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'B'

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BEDROOM TWO - 3.17m x 3.12m (10'4" x 10'2") A generously sized double bedroom overlooking the well-manicured gardens. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.78m x 2.12m (9'1" x 6'11") A smaller double bedroom to the front aspect of the property. A deep built in wardrobe, uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom that comprises of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Modern tiling, a mirror fronted medicine cabinet, uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

OUTSIDE A sunny, enclosed and entirely level rear garden that has been thoughtfully designed by the current owners for ease of maintenance with a sizeable patio area perfect for outdoor dining whilst the rest of the gardens are laid to lawn with a variety of mature plants and shrubs. Timber built shed, water butt and side gate access to the front of the property.

PARKING Off road parking for 2/3 vehicles in tandem.

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.