



## Pencarrow Road | Paignton | TQ3 3FS

A beautifully presented four bedroom detached family home located within a quiet cul-de-sac in Paignton. The property comprises of a welcoming entryway, a spacious living room that opens into a modern kitchen/diner perfect for modern day living, a utility room, a useful downstairs cloakroom, an office, four bedrooms with the master being en-suite, a further contemporary family bathroom, south east facing rear gardens, off road parking for 2 vehicles and a garage store. The home was built in 2017 and benefits from just over 2 years remaining on its NHBC warranty. The home is within easy reach of schools, the ring road, supermarkets and more.

Offers Over £375,000

- DETACHED HOUSE
- OFF ROAD PARKING
- SOUTH EAST FACING REAR GARDENS
- MASTER EN-SUITE
- QUIET CUL-DE-SAC
- BUILT IN 2017



**ENTRANCE** A composite front door opening into the welcoming inner entryway, stairs rising to the first floor, a door leading through to the ground floor accommodation, thermostat heating control and a gas central heated radiator.

**LOUNGE** A spacious living room that leads through to the kitchen/Diner through French doors perfect for modern day living and entertaining. Tv and internet points, uPVC double glazed window to the front and a gas central heated radiator.

**KITCHEN/DINER** A beautifully modern open plan kitchen/diner boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl composite sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a dishwasher and fridge. Breakfast bar seating for four, space for a 6 seater dining table, a deep walk in pantry cupboard, uPVC double glazed window, uPVC double glazed French doors leading out to the sun soaked gardens and gas central heated radiator.

**OFFICE** A great sized office that could also make an ideal playroom/hobby room etc.

**UTILITY** A useful utility room with space and plumbing for a washing machine and dryer, roll edged work surfaces above. Wall mounted combination boiler, double glazed door leading out to the side of the property and a gas central heated radiator.

**CLOAKROOM** A handy downstairs cloakroom with a low level flush WC and a pedestal wash hand basin. UPVC obscure double glazed window and a gas central heated radiator.

**Address 'Pencarrow Road, Paignton, TQ3 3FS'**

**Tenure 'Freehold'**

**Council Tax Band 'E'**

**EPC Rating '83 | B'**

## Contact Details

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## FIRST FLOOR

**BEDROOM ONE** A large master bedroom to the front aspect of the property with space for an abundance of furniture. Built in storage cupboard, uPVC double glazed windows, a gas central heated radiator and a door leading into:-

**EN-SUITE** A modern master en-suite boasting a low level flush WC, a pedestal wash hand basin and a walk in shower unit. Modern tiling to the walls, uPVC double glazed window with a picturesque view across the countryside and a gas central heated radiator.

**BEDROOM TWO** A second generously sized double bedroom, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** A third spacious smaller double bedroom with sea glimpses across the Berry Head. uPVC double glazed window and gas central heated radiator.

**BEDROOM FOUR** A fourth sizeable single bedroom that is currently being utilised as a walk in wardrobe overlooking the sun soaked rear gardens. 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 with shower attachments above. Tiled walls, extractor fan, uPVC double glazed obscure window and a gas central heated radiator.

**OUTSIDE** A sun soaked south east facing rear garden that is predominantly laid to lawn.

**PARKING** Off road parking for 2 vehicles to the front of the property.

**GARAGE STORE** A metal up and over door with space for bike storage.

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.