

Pennine Drive | Paignton | TQ4 7GB

Asking Price Of £375,000

A four bedroom, two reception detached home in the highly sought after St. Mary's location next to Collaton St. Mary. The property has been maintained to a high standard throughout including luxury fitted kitchen, replaced master shower room, second ensuite and family bathroom. Other benefits include separate study and private nicely enclosed gardens. Priced to sell and hence early viewing recommended. The accommodation comprises:-

- LARGE FOUR BEDROOM DETACHED
- FAVOURED ST. MARY LOCATION
- TWO ENSUITES
- LUXURY KITCHEN
- DRIVE AND GARAGE
- DELIGHTFUL GARDENS

Double glazed front door to:-

HALLWAY - 14' 02" x 3' 06" (4.32m x 1.07m) Stairs, hand rail to first floor. Double radiator. Natural oak flooring. Natural oak effect panelled doors to:-

CLOAKROOM - 4' 05" x 4' 05" (1.35m x 1.35m) Continuity of flooring. Close coupled W.C. Pedestal wash hand basin. Radiator. Ceiling mounted extractor.

STUDY - 7' 07" x 7' 06" (2.31m x 2.29m) With continuity of Oak flooring. uPVC double glazed window, radiator under to front aspect. Understairs storage cupboard recess. Modern consumer electric unit.

LOUNGE - 15' 01" x 11' 04" (4.6m x 3.45m) With coved textured ceiling, light point. uPVC double glazed window to front aspect with pleasant view over countryside, surrounding area, distant green field views and the green immediately to the front of the property. Radiator. T.V aerial point. Continuity of solid Oak flooring. Feature fireplace with conglomerate marble hearth and backing with open grate living flame gas fire with decorative mantle surround. Squared opening into:-

DINING ROOM - 10' 0" x 9' 0" (3.05m x 2.74m) Having double glazed sliding patio doors opening to rear decking and garden, continuation of Oak strip flooring, double radiator, coved ceiling, squared opening with peninsula unit to:-

FITTED KITCHEN - 14' 0" x 10' 0" (4.27m x 3.05m) Luxury quality units comprising of inset 1 ½ bowl enamel sink unit with mixer taps and single drainer. Range of modern work surfaces over fitted floor cupboard and drawer units with matching wall mounted cupboards over, complementary tiled surrounds, extractor unit over cooker area. Integrated plinth lighting and integrated fridge/freezer, complementary tiled surrounds, uPVC double glazed window with outlook to the rear garden. Further units set into a utility area, with matching work top with cupboards below and space and plumbing for washing machine, wall mounted boiler supplying central heating and domestic hot water and half double glazed door leading to the rear garden.

Stairs to:-

LANDING Hatch access to roof space and smoke detector.

AIRING CUPBOARD With slatted shelving and pressurised hot water cylinder.

Address 'Pennine Drive, Paignton, TQ4 7GB'

Tenure 'Freehold'

Council Tax Band 'E'

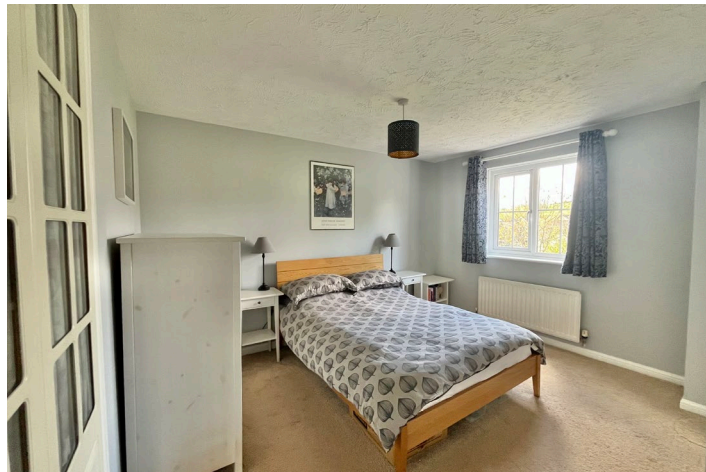
EPC Rating 'TBC'

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MASTER BEDROOM SUITE - 12' 03" plus door recess x 9' 11" (3.73m x 3.02m) Radiator. uPVC double glazed window with fine countryside views, over the surrounding area and green to the front of the property. Built-in double wardrobes.

EN-SUITE SHOWER - 7' 04" x 5' 02" (2.24m x 1.57m) Recently fitted luxury suite comprising shower cubicle. Pedestal wash hand basin. Close coupled W.C. Fully tiled walls. Ceiling mounted extractor. Chrome heated towel rail.

BEDROOM 2 - 12' 08" maximum x 8' 01" (3.86m x 2.77m) maximum Textured ceiling, pendant light point. Radiator. UPVC double glazed window overlooking the rear garden. Wood laminate floor. Built-in double wardrobe.

EN-SUITE SHOWER - 5' 11" x 5' 03" (1.8m x 1.6m) Pedestal wash hand basin. White framed corner entry shower cubicle, fully tiled. Close coupled W.C. Radiator. Fully tiled walls. Wood laminate floor.

BEDROOM 3 - 10' 03" x 8' 01" (3.12m x 2.30m) Radiator under uPVC double glazed window overlooking the rear garden.

BEDROOM 4 - 7' 07" x 7' 06" (2.31m x 2.29m) Radiator. uPVC double glazed window overlooking the green and similar views to that of the lounge to front.

FAMILY BATHROOM - 6' 06" x 5' 06" (1.98m x 1.68m) Panelled bath, twin hand grips, complementary decorative tiling, mains shower over. Pedestal wash hand basin. Close coupled W.C. Radiator. uPVC double glazed frosted glass window to rear. Fully tiled.

OUTSIDE

FRONT To the front of the property gravelled area, shrubs and bushes. Driveway approximately 35 ft to the side of the property leading to the detached garage. Concealed gas and electric meters. Seven steps and hand rail leading to the front porch with outside lantern and again lovely countryside views over the surrounding area and over the green to the front of the property. From the driveway there is a gate giving access to the

REAR The most attractively landscaped rear garden measures 37ft by 25ft and faces south in direction and is enclosed by brick walling. Feature sun deck with ample room for patio table and chairs, barbecue etc with step down to a level lawned garden with borders either side stocked with a variety of shrubs, bushes and colourful flowers. Water tap and garden shed.

DETACHED GARAGE - 17' 0" x 7' 08" (5.18m x 2.34m) With electronic up and over door, light and power connected, eaves 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.