



Pines Road | Paignton | TQ3 3PE

A substantially sized four bedroom semi detached family home located within a quiet cul-de-sac just outside of Paignton town. The property comprises of a welcoming inner porch, a large lounge/diner, a sizeable kitchen, a handy utility space, double double bedrooms with the master being en-suite, a further family bathroom and large, sun soaked gardens. The property boasts the most breathtaking panoramic sea views and is perfectly situated within easy reach of shops, bus links, schools, the ring road and more.

Offers Over £300,000

- FOUR DOUBLE BEDROOMS
- PANORAMIC SEA VIEWS
- SUN SOAKED GARDENS
- QUIET CUL-DE-SAC
- MASTER EN-SUITE



A uPVC double glazed front door opening into a bright porchway. Incredible sea views across the bay. Double aspect uPVC double glazed windows and secondary door leading into:-

**LOUNGE/DINER** - 7.72m x 3.73m (25'4" x 12'3") A bright and spacious lounge/diner with an abundance of space for a variety of furniture. Wonderful sea views across to Brixham. A feature decorative fireplace mantle. Tv and internet points, Double aspect uPVC double glazing and two gas central heating radiators.

**KITCHEN** - 3.84m x 2.77m (12'7" x 9'1") A range of wall mounted, base and drawer units with wood effect roll edged work surfaces over. A 1 1/2 bowl stainless steel sink and drainer unit, an electric double oven with grill integrated and a four ring gas hob with extractor above. Space for a fridge freezer. Tile back splash and sea views across to Brixham. UPVC double glazed window and a gas central heating radiator. Door leading into:-

**UTILITY/LEAN TO** - 4.17m x 1.4m (13'8" x 4'7") A useful utility area with space and plumbing for a washing machine and tumble dryer with roll edged work surface over. Power points, double aspect windows and a uPVC double glazed door leading out to the garden.

**BEDROOM FOUR** - 3.05m x 2.57m (10'0" x 8'5") A smaller double bedroom to the rear aspect of the property that would also make an ideal office/study/hobby room. UPVC double glazed window and a gas central heating radiator.

**Address 'Pines Road, Paignton, TQ3 3PE'**

**Tenure 'Freehold'**

**Council Tax Band 'B'**

**EPC Rating '55 | D'**

### Contact Details

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**BEDROOM TWO** - 5.18m x 3.1m (17'0" x 10'2") An exceptionally sized double bedroom with phenomenal sea views across to Berry head, Brixham. Space for an array of furniture, UPVC double glazed window and a gas central heating radiator.

**BATHROOM** A three piece suite comprising of a low level flush WC, a pedestal wash hands basin and a panelled bath unit with shower attachments over. Complimentary tiled walls, mirrored medicine cabinet. A chrome heated towel rail and extractor fan.

### FIRST FLOOR

**BEDROOM ONE** - 5.69m x 3.1m (18'8" x 10'2") A wonderfully large master with breathtaking sea views. An array of built in wardrobes, two Velux windows and a gas central heating radiator. Door leading into:-

**EN-SUITE** A modern fitted en-suite with a low level flush WC, a wall mounted wash hand basin and a walk in double shower. Complimentary tiling, chrome heated towel rail, extractor fan and Velux window.

**BEDROOM THREE** - 3.71m x 2.62m (12'2" x 8'7") Another generously sized double bedroom with space for an array of furniture. Sea views across Paignton to Brixham. UPVC double glazed window and a gas central heating radiator.

### OUTSIDE

**REAR GARDEN** A sun soaked rear garden arranged over three levels with the first being laid predominantly to lawn with two under house storage cupboards. The second tier being laid with pebble stones perfect for outdoor dining and entertaining whilst looking out to the picturesque sea views. The third section again being laid to lawn with a selection of raised flower beds and a sizeable decking area again with phenomenal views across the bay.

**UNDER HOUSE STORAGE** - 6.73m x 3.78m (22'1" x 12'5") A large under house storage room where the combination boiler, fuse box and meters are located.

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 planning consent 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.