



Pembroke Road, Paignton

O.I.R.O £200,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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41 PEMBROKE ROAD, PAIGNTON, TQ3 3UR

Mid Terraced Family Home | Off-Road Parking x 2 | Porch | Hall | Sitting/Dining Room  
Kitchen | Landing | Three Good Size Bedrooms | Bathroom | Separate WC | Double Glazing  
Gas Supply | Electric Heating

Coming to market for the first time in over 50 years, a mid terraced family home with block paved driveway providing off-road parking for two vehicles. An entrance porch leads into the reception hall with the ground floor accommodation comprising a through sitting/dining room, kitchen and access to the rear garden. On the first floor the landing leads to three good size bedrooms, bathroom and separate WC. The property has uPVC double glazed windows and doors and electric heating. Please note we were advised that there is a gas supply to the property which has been capped off. Outside at the rear is an enclosed garden with block-built garden store and inspection is highly recommended in order to appreciate accommodation offer.

The property occupies a residential position within just a couple of hundred yards of a range of local shops and bus service connecting the town centre of Paignton which is approximately 1 ½ miles distance. Paignton town centre offers a fine and varied range of shopping facilities and amenities including railway and bus station, beaches and harbour.

The Accommodation Comprises

uPVC obscure glass door to

**ENTRANCE PORCH** 8' 04" x 2' 06" (2.54m x 0.76m)  
Textured ceiling, uPVC double glazed window to front, multi paned door to

**ENTRANCE HALL** 8' 03" x 8' 02" (2.51m x 2.49m)  
Pendant light point, smoke detector, stairs with handrail to first floor, night storage heater, door to kitchen, door to

**SITTING/DINING ROOM** 20' 03" x 10' 11" (6.17m x 3.33m)  
Pendant light points, dual aspect sitting room with uPVC double glazed windows to front and rear, fireplace with inset electric fire, night storage heater, TV connection point, door to



**KITCHEN** 11' 07" max to door recess x 8' 03" (3.53m x 2.51m)  
Light point, uPVC double glazed window to rear, larder cupboard housing the electric meter and consumer unit, door to hallway. Kitchen comprising range of base units with worksurfaces over, inset single sink and drainer, eye level cabinets, space and plumbing for washing machine, space for cooker, uPVC obscure glazed door to cupboard.



**PORCH** 4' 01" x 2' 08" (1.24m x 0.81m)  
Door leading to the garden.

**FIRST FLOOR LANDING**  
Pendant light point, smoke detector, hatch to roof space and airing cupboard housing hot water cylinder with slatted shelving over, doors to

**BEDROOM ONE** 12' 01" x 10' 10" (3.68m x 3.3m)  
Pendant light point, uPVC double glazed window to front aspect, night storage heater, over stairs storage cupboard



**BEDROOM TWO** 10' 11" x 12' 10" (3.33m x 3.91m) reducing to 9' 06" (2.9m) Pendant light point, uPVC double glazed windows to front aspect, night storage heater,



**BEDROOM THREE** 10' 11" (3.33m) reducing to 7' 08" (2.34m) x 7' 08" (2.34m) reducing to 4' 07" (1.4m) Pendant light point, uPVC double glazed window to rear aspect with open outlook over the surrounding area.



**BATHROOM** 5' 11" x 5' 06" (1.8m x 1.68m) Light point, wall mounted heater, uPVC obscure glazed window. Comprising panelled bath with twin handgrips and shower attachment over, pedestal wash hand basin.



**SEPARATE WC** 4' 07" x 2' 10" (1.4m x 0.86m) Pendant light point, uPVC obscure glazed window, close coupled WC.

**OUTSIDE**

**FRONT** At the front of the property is a block paved driveway which provides off-road parking for two vehicles and a pathway leads to the front door

**REAR** The rear garden is accessed via the kitchen and is partly laid to lawn with central concrete pathway running to the rear into a conservatory. There are two gravelled sections and the garden is enclosed by timber fence. There is a block-built garden store with light point and power point and water tap. There is also a shared pathway leading to the front and access to a further storage cupboard.



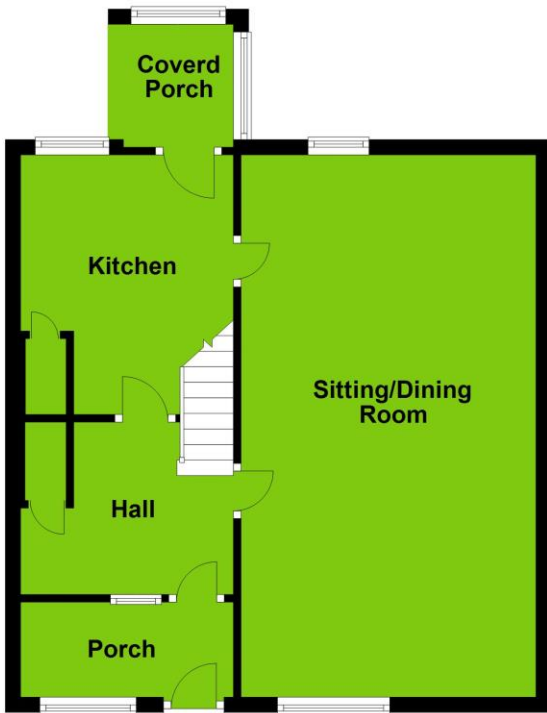
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|---|---|
| Age: 1950s' (unverified)  | Stamp Duty:* £0 at asking price           |
| Council Tax Band: B   | Tenure: Freehold                          |
| EPC Rating: E   |   |
| Services - Mains electric, water & sewerage, no gas but there is a gas supply   |   |
| Broadband - Standard, Superfast, Ultrafast. Mobile Network – Indoor - EE, Three, O2, Vodafone voice & data likely. Outdoor – EE, Three, O2, Vodafone voice & data likely. |   |
| Electric Meter Position: Larder cupboard  | Gas Meter Position: Gas supply capped off |
| Boiler Position: N/A  | Water: Meter                              |
| Loft: Insulated   | Rear Garden Facing: East / South East     |
| Total Floor Area: Sqm   | Square foot:                              |

**DISCLAIMER:** The information provided by the seller and associated websites is accurate to the best of our knowledge.

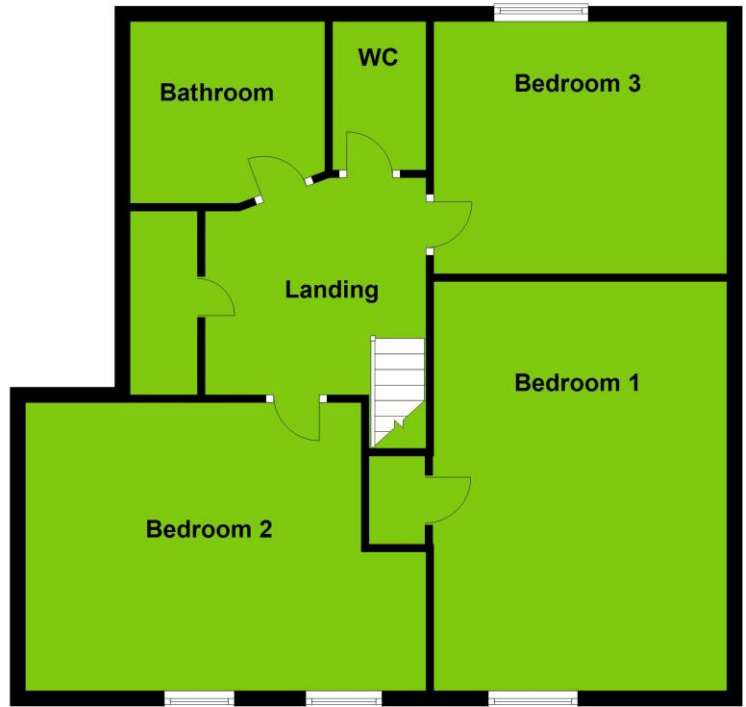
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This floorplan is not to scale and should only be used as a guide

Ground Floor



First Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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