



Paignton

 4x  3x 

 ENERGY
 RATING
 B85

- Video Walk-through Available
- Modern Detached House
- 3 Bedrooms (1 en-suite)
- Sitting Room
- Kitchen/Diner
- Shower Room and Additional Ground Floor WC
- Annexe with Bedroom and Shower Room
- Driveway Parking for 2 Vehicles
- Low Maintenance Rear Garden
- Immaculately Presented Throughout

Guide Price:
£350,000
 FREEHOLD



3 Foxglove Way, Paignton, TQ4 7TG

Foxglove Way is a sought-after location in Paignton, offering a blend of peaceful residential living with excellent access to local amenities. The property sits in an ideal spot and is within easy reach of schools, supermarkets, retail parks, bus links, South Devon College, eating establishments and more.

Paignton itself is a vibrant coastal town with a beautiful seafront, a wide array of shops, supermarkets, highly-regarded schools, and a variety of leisure facilities. Excellent transport links, including a mainline railway station and good road networks, connect to surrounding towns and cities, making it an ideal base for commuting or exploring the stunning South Devon coastline.

The Accommodation:

An immaculately presented, modern four-bedroom home, thoughtfully designed to offer flexible living with an independent annex, located in the desirable Foxglove Way, Paignton. This property combines contemporary style with practical spaces. Upon entering, a welcoming entrance hall sets the tone, leading to the main living areas. The sitting room has laminate wood effect flooring, door to dining area, inset spotlights and window to the rear overlooking the rear garden. The bright and spacious kitchen/diner is well-equipped for both everyday meals and entertaining with matching wall, base and drawer units, tiled flooring, inset spotlights, built in fridge/freezer, dishwasher, oven and hobs, extended worktop providing breakfast bar, large under stairs storage cupboard and double doors providing access to the rear garden. The ground floor also benefits from a separate WC.

Ascending to the first floor within the main property, you will find three bedrooms (two doubles and one single), with the large principal bedroom benefiting from its own en-suite shower room. A further shower room serves the remaining bedrooms, ensuring ample facilities for all. The garage has been converted to further accommodation separate to the property, this independent annexe provides a double bedroom, matching wall, base and drawer units with roll edged work surfaces over, stainless steel sink with instant boiling water tap and shower room with WC.

Outside:

The rear garden has been designed for easy maintenance, creating a private and secluded outdoor space perfect for enjoying the warmer months without extensive upkeep, with artificial lawn, raised decked area, pergola, timber built bar, all enclosed with panelled fencing backing onto a protected green space. Undercover storage wrapping around the annexe and to the front there is a further separated space perfect for external storage.

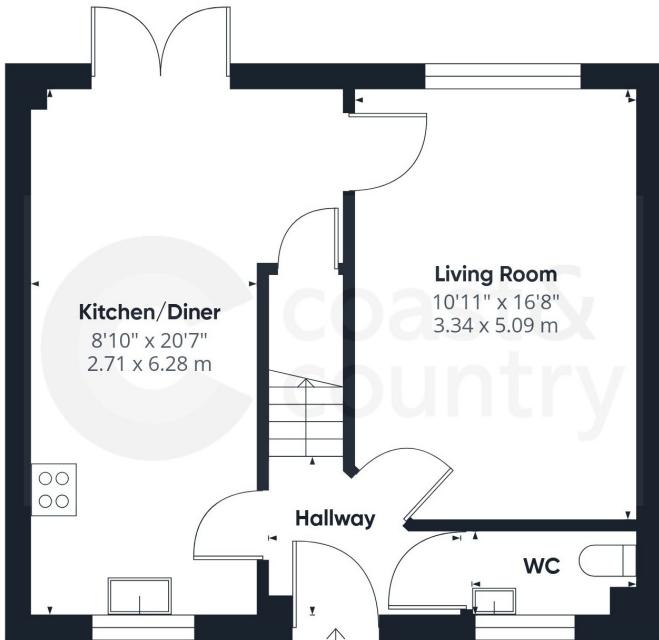
Parking:

The property benefits from a driveway to the side providing off-road parking for two vehicles.

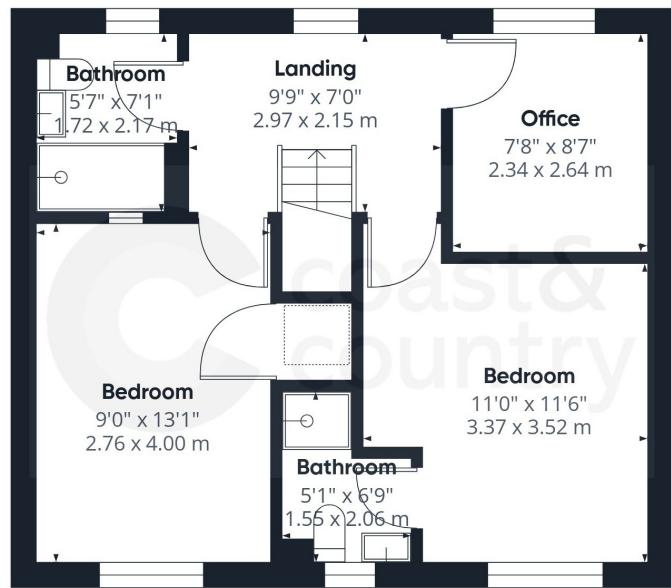
Directions:

Leaving Newton Abbot take the third exit From the Penn Inn Roundabout onto the Devon Expressway heading towards Torbay, at the lights follow the road round to the right onto Hamelin Way. At the next roundabout take the second exit continuing towards Paignton, at the next roundabout take the second exit onto Maldon Way, at the next roundabout take the second onto the A380. Continue straight at the traffic lights, past Asda on the right until reaching Aldi also on the right, turn right onto Wilkins Drive continue over the roundabout, take the second left onto Foxglove Way, the property can be found on the left hand side.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area

1061 ft²
98.5 m²



Ground Floor Building 2

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Service Charge: Please note there is a monthly charge of approximately £23 for the upkeep of the communal green areas

Review Period: Annually

Floor Plans - For Illustrative Purposes Only

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A	96 A	
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is not contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out of pocket checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.