

Guide Price £200,000 - £220,000

Pembroke Road,  
Paignton, TQ3 3UR

A three bedroom mid terraced home tucked away within a cul-de-sac in the popular residential area of Foxhole, Paignton. The property comprises of a welcoming entrance hallway, a large open plan kitchen/dining/living room, three bedrooms, a family bathroom, and a sunny south east facing rear garden. The home is ideally situated within easy reach of schools, shops, doctors and pharmacies, bus links, the ring road and more.



**ENTRANCE** A uPVC double glazed front door opens into a welcoming inner hallway featuring stairs rising to the first floor, an archway leading to the ground floor living space, and a convenient built in storage cupboard with additional shoe storage.

**LIVING / DINING / KITCHEN** This impressive open plan living, dining and kitchen area is ideally suited to modern living and entertaining. The kitchen is fitted with a range of wall, base and drawer units complemented by square edged work surfaces. It includes a 1 bowl stainless steel sink with drainer, an integrated electric oven with grill, and a four ring electric hob with extractor hood above. There is space and plumbing for a washing machine, slimline dishwasher and fridge freezer. The lounge and dining area offers generous space for furnishings and benefits from TV and internet points. Dual aspect uPVC double glazed windows to the front and rear, while a uPVC double glazed door provides direct access to the garden. The space further benefits from two gas central heating radiators.

**FIRST FLOOR**

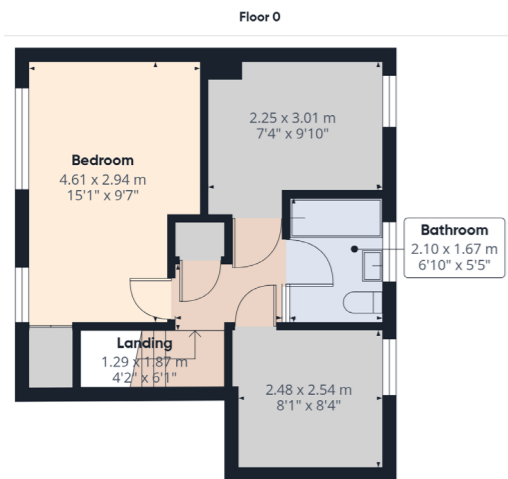
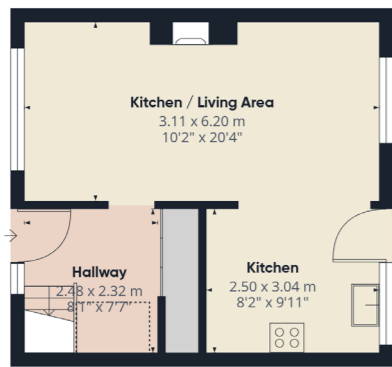
**BEDROOM ONE** A spacious principal bedroom positioned to the front of the property, featuring built in wardrobes, a uPVC double glazed window, and a gas central heating radiator.

**BEDROOM TWO** A well proportioned double bedroom overlooking the rear garden, complete with a uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** A versatile third bedroom, ideal as a child's room, home office, or study, with a uPVC double glazed window and gas central heating radiator.

**BATHROOM** A contemporary family bathroom comprising a low level WC, a vanity wash hand basin with storage beneath, and a panelled bath with shower attachment and glass screen. The room is finished with tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

**OUTSIDE** The property benefits from a sunny, enclosed south east facing rear garden, accessed directly from the open plan living area, perfect for seamless indoor/outdoor living. The garden features a patio area ideal for alfresco dining, steps leading down to a lawned section, and an additional decked area perfect for entertaining.



Address 'Pembroke Road, Paignton, TQ3 3UR'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '64 | D'

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