



Pines Road | Paignton | TQ3 3PF

A beautifully presented three bedroom semi detached home located within a quiet cul-de-sac just outside of Paignton town. The home boasts a vast amount of space and comprises of a welcoming inner porch way, a modern farm style kitchen, a large living room opening into a spacious dining room, a downstairs WC, three double bedrooms, a family bathroom with separate WC/toilet, stunning rear gardens, an exceptionally sized summer house currently being utilised as an occasional living space/bedroom with its own en-suite, and brilliant sea views. The home is conveniently situated within easy reach of schools, shops, the ring road, bus links and more. The property is being offered with no onward chain!

Offers Over £300,000

- NO CHAIN!
- BREATHTAKING SEA VIEWS
- THREE DOUBLE BEDROOMS
- SUN SOAKED LANDSCAPED REAR GARDENS
- QUIET CUL-DE-SAC LOCATION
- SUMMER HOUSE/OFFICE WITH ENSUITE BEDROOM

ENTRANCE A uPVC double glazed composite front door opening into a welcoming entranceway with modern tiled flooring, overhead lighting, skylight and a uPVC double glazed door leading out to the rear gardens.

KITCHEN - 6.9m x 2.28m (22'7" x 7'5") A modern farm style kitchen boasting a range of overhead, base and drawer units with wood effect work surfaces above. A 1 bowl composite sink and drainer unit, a range style gas cooker with a five ring gas hob above. An integral dishwasher, space and plumbing for a fridge freezer, washing machine and dryer. Breakfast bar seating for 2, stairs rising to the first floor, tile backsplash, three uPVC double glazed windows and a modern vertical radiator.

CLOAKROOM A low level flush WC and a wall mounted wash hand basin.

LIVING ROOM - 4.69m x 3.27m (15'4" x 10'8") A beautifully bright and spacious living room that opens into the dining area perfect for entertaining and modern day living. Space for an abundance of furniture, a feature log burning stove, tv and internet points, uPVC double glazed windows with a wonderful south facing sea view across to Berry Head, Brixham. Overhead lighting, a gas central heated radiator and an archway opening into:-

DINING AREA - 3.47m x 3.42m (11'4" x 11'2") A brilliantly large dining area with spectacular sea views. Space for a 6 seater dining table, uPVC double glazed sliding patio doors opening out to the sun terrace and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 4.15m x 3.36m (13'7" x 11'0") A wonderfully large master bedroom to the rear aspect of the property overlooking the picturesque rear gardens and superb sea views. Space for a vast amount of furniture, uPVC double glazed window and a gas central heated radiator.

Address 'Pines Road, Paignton, TQ3 3PF'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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BEDROOM TWO - 3.4m x 3.18m (11'1" x 10'5") A further generously sized double bedroom again overlooking the sun soaked rear gardens. uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 3.4m x 2.88m (11'1" x 9'5") A great sized third double bedroom to the front aspect of the home with ample room. uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family bathroom comprising of a vanity wash hand basin and a tile surround bath unit. Complimentary tiled walls and a uPVC obscure double glazed window.

WC A low level flush WC and a uPVC obscure double glazed window.

OUTSIDE A beautifully designed and landscaped rear garden that has been cleverly planned to follow the sun throughout the day. Off of the living room/dining area is a sizeable sun deck perfect for taking in the spectacular sea views. Steps then lead down to a gorgeous patio area with a built in outdoor kitchen with pizza oven perfect for outdoor dining and entertaining, further steps then lead down to a zen garden with a water feature and a variety of mature plants and shrubs and the rest of the garden being laid to artificial lawn for ease of maintenance. To the rear of the gardens is the summer house which is currently being utilised as an occasional living space.

SUMMER HOUSE A phenomenally large summer house that has been utilised as an occasional living accommodation with a brilliantly spacious sitting room/hobby room etc with a wood burning stove, an additional room currently being used as an occasional bedroom and a modern shower room.

HOBBY ROOM- 4.4m x 3.46m (14'5" x 11'4")

OCCASIONAL BEDROOM - 2.75m x 2.63m (9'0" x 8'7")

UNDER HOUSE 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.