



Pencarrow Road, Paignton

£274,000



WILLIAMS HEDGE
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11 PENCARROW ROAD, PAIGNTON, DEVON TQ3 3FS

Semi-detached family home in cul-de-sac location | Sea views | Off-road parking | Integral garage
Entrance porch | Sitting room | Inner hallway | Ground floor WC | Contemporary kitchen/diner
First floor landing | Three double bedrooms | Ensuite shower/WC | Bathroom/WC | Double glazing
Gas central heating | Enclosed rear garden

In a cul-de-sac position on the edge of Paignton and with sea views towards Brixham, the property offers a superbly presented semi-detached family home. Approached from the road a driveway provides off road parking and leads to the garage. Once inside, the entrance porch opens into the sitting room and from here an inner hallway with ground floor WC and stairs to the first floor leads to a contemporary kitchen/diner to the rear aspect. On the first floor the landing leads to three double bedrooms, bedroom one with an ensuite shower/WC and there is a family bathroom/WC. At the rear of the property and accessed from the kitchen/diner is an enclosed garden with a good sized patio and a timber gate providing side access with the remainder laid to lawn and enclosed by timber fence.

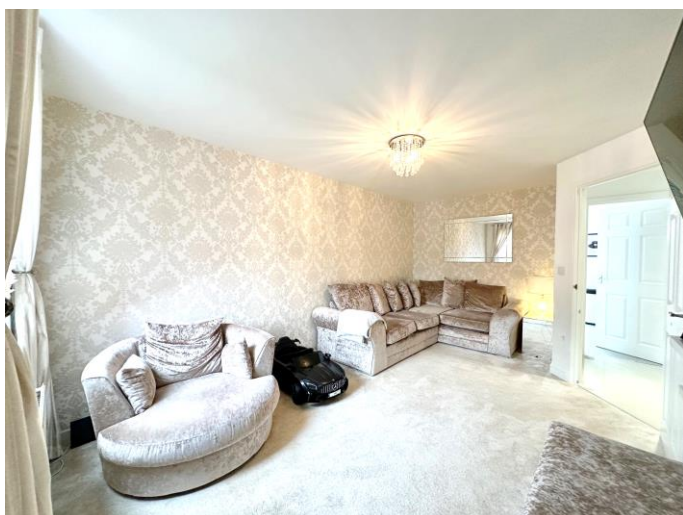
Located on the outskirts of Paignton with good road links for the remainder of Torbay and beyond. Paignton town centre is approximately 1 ½ miles distant and offers a fine and varied range of shopping facilities and amenities, railway and bus station plus beaches and harbour.

The Accommodation Comprises

Canopied entrance with door to

ENTRANCE PORCH - 1.4m x 1.07m (4'7" x 3'6") Inset spotlight, radiator with thermostat control, tiled floor, consumer unit, door to

SITTING ROOM - 4.93m x 3.1m (16'2" x 10'2") maximum Light point, uPVC double glazed window to front aspect, radiator, TV connection point, door to

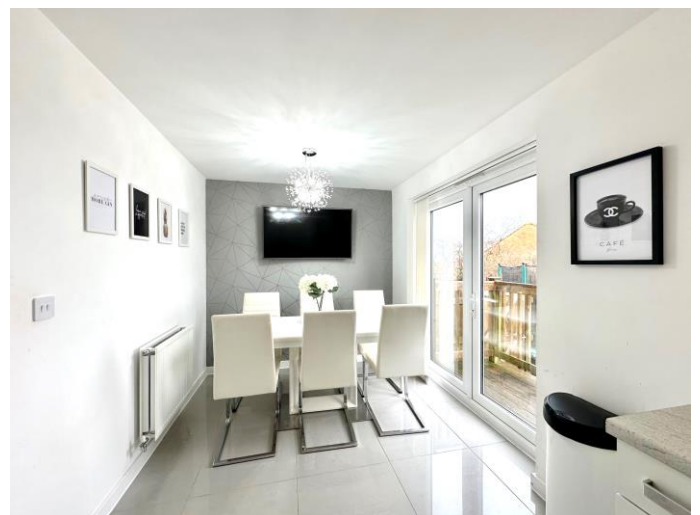


INNER HALL Inset spotlight, smoke detector, radiator with thermostat control, tiled flooring, stairs with handrail to first floor, doors to

KITCHEN/DINING ROOM - 5.72m x 2.34m (18'9" x 7'8")
Kitchen area: Directional spotlights, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching eye level cabinets, built-in electric oven, space for upright fridge/freezer, space and plumbing for washing machine, integral dishwasher, cupboard housing the boiler, tiled flooring.



Dining area: Pendant light point, UPVC double doors opening onto the rear garden, radiator with thermostat control, continuation of tiled flooring.



GROUND FLOOR WC - 1.42m x 0.91m (4'8" x 3'0")
Inset spotlight, extractor fan. Comprising WC, wall mounted wash hand basin, tiled splashback, radiator with thermostat control, tiled flooring.

FIRST FLOOR LANDING Light point, access to loft space, smoke detector, over stairs storage cupboard, doors to

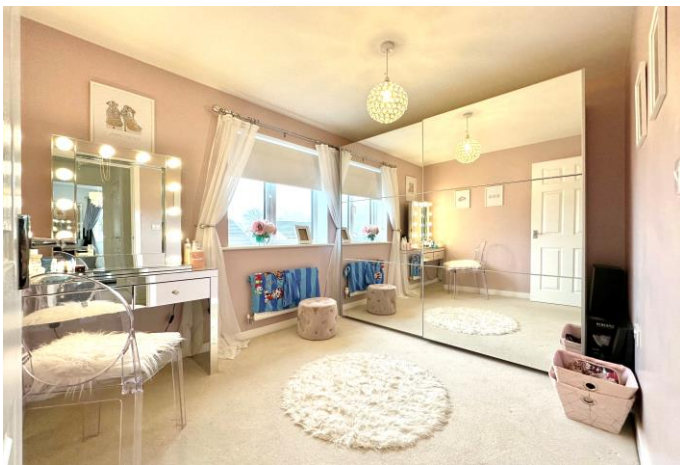
BEDROOM ONE - 4.19m x 2.79m (13'9" x 9'2") maximum dimensions Pendant light point, UPVC double glazed windows to front aspect, radiator, door to



ENSUITE SHOWER ROOM/WC - 1.98m x 1.19m (6'6" x 3'11") Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising tiled shower enclosure with sliding door, pedestal wash hand basin, close coupled WC, radiator with thermostat control.



BEDROOM TWO - 3.3m x 2.54m (10'10" x 8'4") Pendant light point, UPVC double glazed window to rear aspect with sea views towards Brixham, radiator with thermostat control.



BEDROOM THREE - 2.84m x 2.26m (9'4" x 7'5") Pendant light point, UPVC double glazed window to rear aspect with sea views towards Brixham, radiator with thermostat control.

BATHROOM/WC - 2.54m x 1.57m (8'4" x 5'2") Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower over and glazed screen, pedestal wash hand basin with tiled splashback, close coupled WC, radiator with thermostat control.



OUTSIDE

FRONT To the front of the property is tarmac driveway providing off road parking and leading to the integral garage. A paved pathway with garden to the side leads to the front door.

REAR At the rear of the property and accessed from the kitchen diner is an enclosed garden with a large patio area and timber gate leading to a side access. The remainder of the garden is laid to lawn and enclosed by timber fence.



SINGLE GARAGE - 4.72m x 2.34m (15'6" x 7'8") With up and over door. Light point and power point.

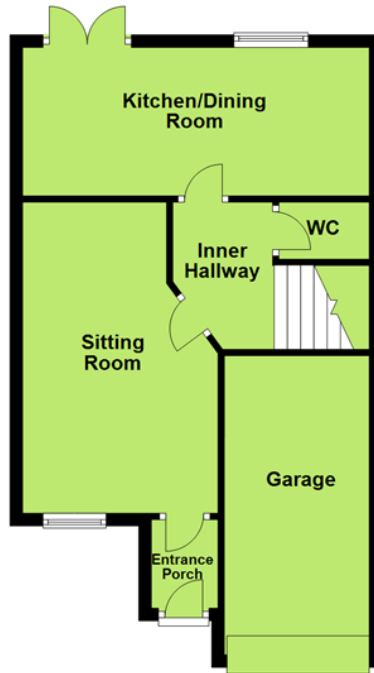
Age: 2018 (unverified)	Postcode: TQ3 3FS
Current Council Tax Band: C EPC Rating: B	Stamp Duty:* £1,200 at asking price
Electric meter position: Outside front	Gas meter position: Outside front
Boiler positioned: Kitchen	Water: Meter
Loft: Insulated	Rear Garden Facing: South East
Total Floor Area: Approx 79 square meters	Square foot:

This information is given to assist and applicants are requested to verify as fact.

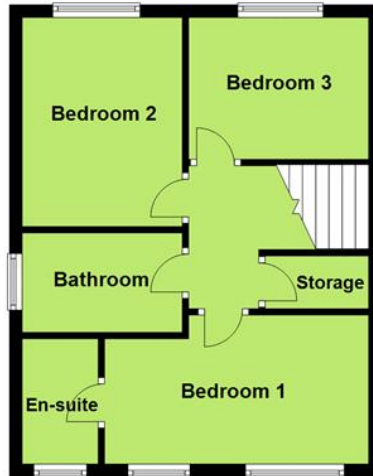
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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