



19 PENCARROW ROAD
PAIGNTON TQ3 3FS

H S Owen
Estate Agents

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A modern 2 double bedroom mid-terraced property that benefits from two off-road parking spaces and was built in 2017 with 7 years remanding of the new build guarantee. The property is set in an attractive cul-de-sac location close to the main routes in and out of Paignton and the A380.

Hallway

Panelled front door. Wall mounted Radiator. Programmer for central heating and hot water. Access to ground floor Cloakroom/WC. Stairs leading to First Floor Level.

Lounge 15' 1" x 9' 2" (4.59m x 2.79m)

Double glazed window to front elevation. Large under stairs cupboard. Wall mounted radiator.

Kitchen/Diner 12' 5" x 8' 6" (3.78m x 2.59m)

Double glazed patio doors leading to rear Garden. Double glazed window to rear elevation. High gloss matching wall and base units with roll edge worktops fitted over. Stainless steel sink with drainer and mixer tap. Oven with gas hob fitted over and extractor fan. Space for fridge/freezer. Space for washing machine. Wall mounted radiator.

W/C

Double glazed window to front elevation. Low level WC. Wash hand basin. Wall mounted radiator . Electrical fuse board.

First Floor Landing

Loft Hatch access. Smoke alarm.

Bedroom One 12' 5" x 8' 2" (3.78m x 2.49m)

Two double glazed windows to front elevation. Airing cupboard. Wall mounted radiator.

Bedroom Two 12' 5" x 7' 10" (3.78m x 2.39m)





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Rear elevation double glazed window. Wall mounted radiator.

Family Bathroom

Panelled bath with shower screen and electric Mira power shower fitted above. Extractor fan. Low level WC. Wash hand basin. Laminate flooring. Chrome ladder towel rail heater.

Parking

Two allocated off road parking spaces

Rear Garden

Fully enclosed sunny aspect garden with patio dining area. Lawned garden area with flower borders and garden shed to rear. Rear access gate.



General

Services:



H. Sower

All mains services are believed to be connected to the property.

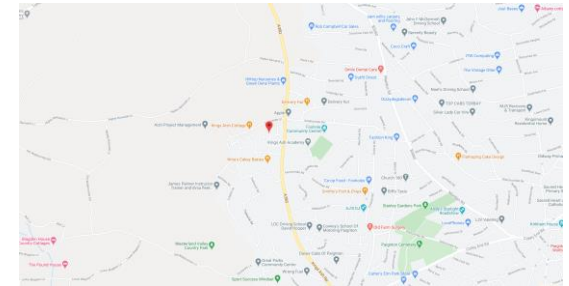
Local Authority:
Torbay Council

Council Tax:
C





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.