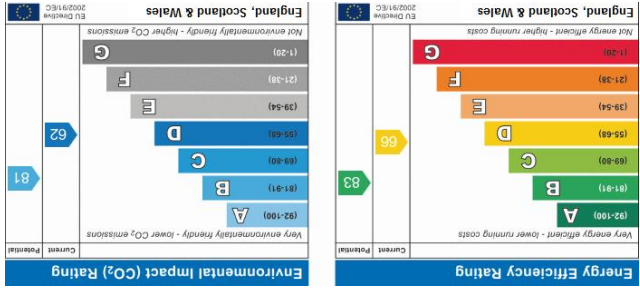


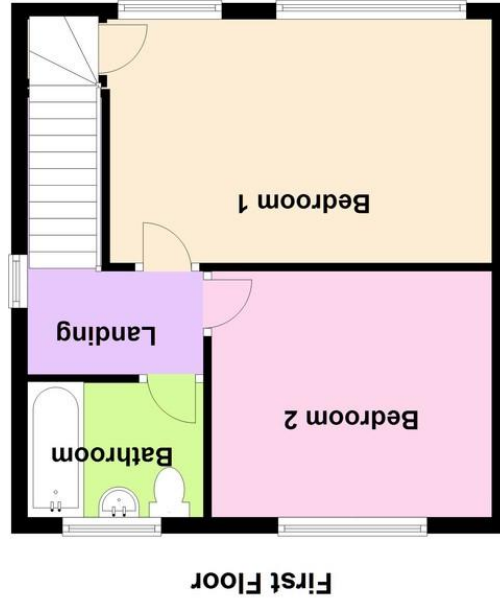


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



This plan is to be used only as an indication of the floor layout and is not to scale.  
Plan produced using PlanUp.



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**35 PEMBROKE ROAD**  
**PAIGNTON, TQ3 3UR**

**£177,950**  
**FREEHOLD**

SEMI-DETACHED HOUSE WITH LARGE GARDEN | 2 BEDROOMS | LOTS OF POTENTIAL FOR EXTENSION & PARKING (subject to PP) | CUL-DE-SAC LOCATION | GAS CENTRAL HEATING | STORAGE ROOMS | IDEAL FIRST TIME BUY / INVESTMENT



## 35 PEMBROKE ROAD

Semi-Detached House | 2 Bedrooms |  
Large Garden | Potential for Extension  
and Parking (subject to pp) | Gas  
Central Heating | Cul-de-sac location



### ACCOMMODATION

Timber door with glazing and window to the side into;

### ENTRANCE HALL

Radiator. Stairs to first floor.

### LOUNGE / DINING ROOM

20' 2" x 9' 9 max" (6.15m x 2.97m) Patterned glass door from the hallway. UPVC double glazed window to the front and one to the rear. Two radiators. Wood laminate flooring. Gas fire with stone effect surround. Patterned glass door to;

### KITCHEN

9' 9" x 8' 11 max" (2.97m x 2.72m) A range of wall and base units with roll edge worktops and tiled surrounds. Gas cooker, oven and grill with hood over. UPVC double glazed window to the rear with views of the surrounding area of Paignton. Stainless steel sink/drainer with mixer tap over. Space for fridge/freezer. Tiled flooring. Larder cupboard with shelving. Radiator. Timber framed glazed door into;

### SIDE ENTRANCE PORCH

Glazing to the side and rear and door out to garden.

### LANDING

Loft hatch. UPVC double glazed window to the side.

### BEDROOM ONE

14' 9" x 9' 10" (4.5m x 3m) Two UPVC double glazed windows to the front. Radiator. Built in storage cupboard.

### BEDROOM TWO

11' 5" x 9' 10 max" (3.48m x 3m) UPVC double glazed window to the rear with views of the surrounding area. Radiator. Built in storage cupboard.

### BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m) White suite. Low level WC. Panelled bath with electric shower above. Pedestal wash hand basin. Tiled floor. Radiator. UPVC double glazed window.

### STORE ROOM

8' 0" x 4' 9" (2.44m x 1.45m) Worktop. Follows shape of the stairs. Power and light.

### STORE ROOM

Central heating boiler. Plumbing and drainage for washing machine.

### OUTSIDE

A wrought iron gate and path leads to the front door. Potential for off road parking (subject to relevant planning consents). The property is situated on a large plot, which is mainly laid to lawn with patio areas to the side and rear. Mature hedging and bushes surround the

garden. Views of the surrounding area.

### FURTHER INFORMATION

Council tax band B. Water meter.

## 35 PEMBROKE ROAD



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