



Barton Avenue | Paignton | TQ3 3JQ

Offers Over £220,000

A three bedroom terraced house located within Paignton. The home boasts a welcoming entrance hallway, a wonderfully spacious and modern open plan living room/ diner/kitchen, three bedrooms, a contemporary bathroom and front and rear gardens. The property is situated within easy reach of Paignton town, bus links, schools, shops and more.

- TERRACED HOUSE
- OPEN PLAN LIVING
- ENCLOSED REAR GARDEN
- NEAR TOWN CENTRE
- MODERN KITCHEN

ENTRANCE PORCH A uPVC double glazed front door opening into the inner porch way with tiled flooring, uPVC double glazed windows to either side, sea views across the Thatcher rock, Torquay. Secondary door leading into:-

ENTRANCEWAY HALLWAY A wide and welcoming entrance hallway with stairs rising into the first floor, a door leading into the ground floor accommodation and a built in storage cupboard housing the metres and fuse box. Gas central heated radiator.

OPEN PLAN LIVING ROOM/DINER/KITCHEN - 7.72m x 4.7m (25'4" x 15'5")

KITCHEN AREA A modern kitchen with a range of overhead, base and drawer white high gloss units with square edged work surfaces above. A 1 bowl composite sink and drainer unit, an electric single oven and four ring induction hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer. Integrated dishwasher, a large built in larder cupboard and a uPVC double glazed window.

LOUNGE/DINER AREA A wonderfully large and light filled lounge/diner with space for an abundance of furniture. Tv and intent points, a log burning stove, a uPVC double glazed bay window and a gas central heated radiator.

Address 'Barton Avenue, Paignton, TQ3 3JQ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '64 | D'

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FIRST FLOOR

BEDROOM ONE - 4.37m x 3.1m (14'4" x 10'2")

A large master bedroom to the front aspect of the home with sea views across to Torquay. Space for a variety of furniture, deep Alco, ideal for wardrobes. uPVC double glazed bay window and a central heated radiator.

BEDROOM TWO - 3.23m x 3.1m (10'7" x 10'2")

A generously sized double bedroom this time overlooking the rear gardens. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.26m x 1.85m (7'5" x 6'1")

A sizeable third bedroom again to the front aspect of the property, uPVC double glazed window and a gas central heated radiator.

FAMILY BATHROOM A contemporary family bathroom boasting a three-piece suite of a low-level flush WC, a vanity wash hand basin with high gloss fitted storage below and a shaped panelled bath unit with shower attachments above with a protective glass shower screen. Complementary tiled walls, uPVC obscure double glazed window, and a mat black heated towel rail.

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.