



Barton Avenue | Paignton | TQ3 3JA

Asking Price Of £279,950

A well presented two bedroom bungalow positioned just outside Paignton town. The property itself comprises of a welcoming entrance hallway, a bright living room, a spacious kitchen/breakfast room, a sizeable triple-aspect south-facing sun room, two spacious double bedrooms, a shower room, beautifully kept wraparound gardens and off road parking. The bungalow is situated in an ideal spot and just less than a mile from Paignton town, an array of shops and supermarkets, schools, doctors and pharmacies, bus links and much more. The property is being offered with no onward chain!

- SEA VIEWS
- BEAUTIFULLY LANDSCAPED GARDENS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- NO CHAIN!

ENTRANCE A uPVC double glazed front door opening into a welcoming inner hallway with doors leading to the adjoining rooms, overhead lighting, loft hatch, storage cupboard and a gas central heated radiator. Venetian blinds in all rooms.

LIVING ROOM -3.8m x 3m (12'5" x 9'10") A beautifully bright and cosy living room overlooking the well-manicured gardens. Tv point, space for an electric fireplace, uPVC double glazed French doors leading out to the gardens and a gas central heated radiator.

KITCHEN -3.68m x 2.97m (12'0" x 9'8") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, a double electric oven with grill integrated and a four ring gas hob with extractor hood above, a washing machine, fridge and freezer. Complimentary tile backsplash, space for a 4 seater breakfast table, uPVC double glazed window overlooking the sunny rear gardens, a gas central heated radiator and an opening leading into:-

SUN ROOM -3.68m x 1.45m (12'0" x 4'9") A beautifully sun soaked sun room offering a further living space to sit and enjoy the picturesque sea views and across the well maintained gardens. Triple aspect uPVC double glazing.

BEDROOM ONE -3.76m x 2.97m (12'4" x 9'8") A spacious master bedroom with space for ample furniture, uPVC double glazed window and a gas central heated radiator.

Address 'Barton Avenue, Paignton, TQ3 3JA'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '71 | C'

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BEDROOM TWO -3.05m x 3m (10'0" x 9'10") A further generously sized double bedroom again with ample space for furniture. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A three piece suite boasting a low level flush WC, a pedestal wash hand basin and a corner shower unit. Tiled walls, uPVC obscure double glazed window and a white heated towel rail.

OUTSIDE The property sits on a corner plot resulting with any buyer being able to follow the sun throughout the day. The gardens include beautiful hedges and have been thoughtfully designed for ease of maintenance and also boast a sizeable patio area perfect for alfresco dining and entertaining with further lawned sections, a variety of beautiful mature plants and shrubs that pop with colour and flowers. Two garden sheds, water tap and a picturesque open outlook.

PARKING Off road parking on a tarmac laid driveway for 2 vehicles.



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.