



Berry Road | Paignton | TQ3 3QL

A beautifully presented three bedroom home located within a convenient spot in Paignton. The home comprises of a welcoming entrance hallway, a bright and sizeable living room, a modern and spacious kitchen/diner, three bedrooms, a contemporary family bathroom, enclosed rear gardens and off road parking. The home is within easy reach of supermarkets, schools, local shops, Paignton town, bus links and more.

Asking Price Of £249,950

- BEAUTIFULLY PRESENTED THROUGH OUT
- OFF ROAD PARKING
- SUNNY REAR GARDENS
- THREE BEDROOMS
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES

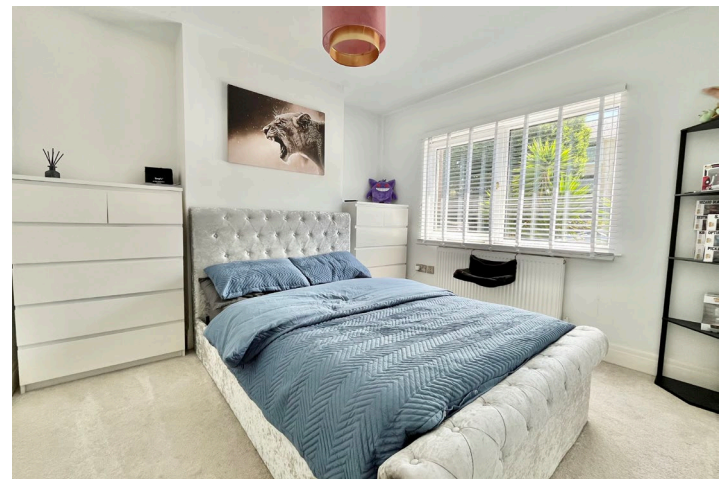
**ENTRANCE HALLWAY** A composite double glazed front door opening into a wide and welcoming entrance hallway with stairs rising to the first floor and an archway opening into the ground floor accommodation. Overhead lighting, understairs storage and a gas central heated radiator.

**LOUNGE** - 3.88m x 3.05m (12'8" x 10'0") A bright and spacious living room with space for ample furniture, an archway that leads through to the Kitchen/Diner perfect for modern day living and entertaining, tv and internet points, uPVC double glazed bay window and a gas central heated radiator.

**KITCHEN/DINER** - 4.59m x 3.54m (15'0" x 11'7") A beautiful open kitchen/diner with a range of base and drawer units with square edged work surfaces above. A 1 bowl porcelain sink and drainer unit, an electric double oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, complimentary tile backlash and restored scaffolding open shelving. uPVC double glazed window overlooking the rear gardens, space for a 4/6 seater dining table, uPVC double glazed sliding patio doors leading out to the sunny gardens and a gas central heated radiator.

#### FIRST FLOOR

**BEDROOM ONE** - 4.59m x 3.41m (15'0" x 11'2") A wonderfully large master bedroom to the front aspect of the property with space for a vast amount of furniture. uPVC double glazed window and a gas central heated radiator.



**BEDROOM TWO** - 3.45m x 3.08m (11'3" x 10'1") A further generously sized double bedroom with an open outlook across the private gardens. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.28m x 1.81m (7'5" x 5'11") A sizeable third single bedroom with a uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A luxurious and contemporary family bathroom comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective shower screen. Complimentary tiling, inset shelving within the bath, an LED wall mounted mirror, uPVC obscure double glazed window and a Matt black heated towel rail.

**OUTSIDE** A great sized, sunny and enclosed rear garden that enjoys a sizeable decking area perfect for outdoor dining and entertaining with the rest of the gardens being laid to lawn. Within the gardens is an under house storage space, gate access into the access lane and a water tap.

**PARING** Off road parking for 2 vehicles on a concrete laid driveway.

Address 'Berry Road, Paignton, TQ3 3QL'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '68 | D'

#### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

[info@taylorsestates.co.uk](mailto:info@taylorsestates.co.uk)

01803 663561

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.