



Barnfield Road | Paignton | TQ3 2JX

Asking Price Of £249,950

An extended two bedroom reverse level bungalow tucked away with a cul-de-sac and within only a few minutes drive of Paignton town centre and sea front. The accommodation is well planned having a hallway, two double bedrooms, bathroom with spa bath and shower plus a spacious kitchen/diner/sung with built in oven and hob, stairs lead down to a large lounge with patio doors to rear decking and garden. There is also a useful cellar/utility for storage or a workshop. There is off road parking plus a good sized rear garden (in need of cultivation). No chain. Viewing recommended.

- REVERSE LEVEL BUNGALOW
- TWO BEDROOMS
- LARGE LOUNGE
- DOUBLE GLAZING AND CENTRAL HETAING
- PARKING
- GARDENS

HALLWAY Double glazed front door. Large store cupboard with shelving. Tile effect flooring. Radiator. Nest central heating control. Ceiling spotlights. Access to loft which offers potential to convert subject to all planning permissions and survey.

BEDROOM ONE - 3.9m x 3m (12'9" x 9'10") A good double room with double glazed window to the front. Radiator.

KITCHEN/DINER/SNUG

DINING AREA/SNUG - 4.4m x 2.6m (14'5" x 8'6") A good sized dining area with room for 4-6 seater table. Double glazed window with open outlook. Radiator. Recessed shelving. TV point. Open to:-

KITCHEN - 5.2m x 2m (17'0" x 6'6") Fitted with a generous range of shaker style matching wall and base units including single drainer stainless steel sink unit and built in stainless steel oven and hob. Slate effect work tops. Cooker hood. Recess for American style fridge/freezer. Plumbing for dishwasher. Part tiled walls. Ceiling spotlights. Dual aspect double glazed window. Second double glazed window. Stairs leading to lower ground floor.:-

LOUNGE - 6.4m x 3.8m (20'11" x 12'5") A huge lounge being the full width of the property and having double glazed patio doors leading out to a main deck and rear garden. Two radiators. TV point. Door to:-

BEDROOM TWO - 4.1m x 3m (13'5" x 9'10") Another good double room with double glazed patio doors to rear. This leads to a flat roof area which could be converted to a balcony subject to all comments and survey.

Address 'Barnfield Road, Paignton, TQ3 2JX'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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BATHROOM Fitted with a white suite comprising spa bath with wall mounted tap. Vanity unit with semi recessed wash hand basin. Close coupled WC with dual flush. Separate double shower cubicle with Mira power shower and glass doors. Ladder radiator. Double glazed window. Tile effect flooring. Ceiling spotlights. Part tiled walls.

LOBBY Door to outside. Access to:-

CELLAR/UTILITY

ROOM ONE - 4.1m x 3m approx (13'5" x 9'10") Limited headroom, Ideal workshop/store. Power and lighting. Gas boiler. Fuse box.

ROOM TWO - 2.7m x 1.9m approx (8'10" x 6'2") Limited headroom. A utility area with cupboards and plumbing for washing machine.

OUTSIDE There is a small garden frontage.

PARKING Space for one car.

REAR There is a long rear garden enjoying a sunny aspect and will offer an open outlook once it has been cleared and alternated.

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.