



Barnfield Road | Paignton | TQ3 2JT

Asking Price Of £269,995

A beautifully presented spacious family home that comprises of a welcoming entrance hallway, a roomy lounge, a large open plan kitchen/diner/snug, a utility room, three bedrooms, a family bathroom, off road parking and sun soaked rear gardens. The home is situated in a great spot within a quiet cul-de-sac and is in easy reach of schools, Paignton town, bus links, the ring road, an array of supermarkets, Oldway mansions and more. The home is being offered with no onward chain!

- NO CHAIN!
- SEA VIEWS
- OFF ROAD PARKING
- SOUTH FACING ENCLOSED REAR GARDENS
- WELL PRESENTED THROUGHOUT
- LARGE OPEN PLAN KITCHEN/DINER/SNUG
- CLOSE TO LOCAL AMENITIES

ENTRANCE HALLWAY A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, a deep under stairs storage cupboard and a gas central heated radiator.

LIVING ROOM - 3.9m x 3.73m (12'9" x 12'2") A wonderfully bright and cosy living room with wonderful sea views across to Paignton. Space for ample furniture, a feature open fireplace with a tile surround, TV and Internet points, picture rails, uPVC double glazed bay window and a gas central heated radiator.

UTILITY ROOM - 2.72m x 2.09m (8'11" x 6'10") A spacious and useful utility room boasting a range of overhead, base and drawer units with wood effect roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, space and plumbing for a washing machine and tumble dryer, a handy pantry cupboard, extractor fan and a gas central heated radiator.

KITCHEN/DINER/SNUG - 6.96m x 5.19m (22'10" x 17'0") A brilliantly large open kitchen/diner/snug perfect for modern day living and entertaining. The kitchen area boasts a range of overhead, base and drawer cream shaker style units with wood effect roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drain unit. Extractor hood above. Space and plumbing for a fridge and freezer, a cupboard housing the combination boiler, complimentary tile backsplash and breakfast bar seating for 2/3. Within the dining/snug area there is space for a vast amount of furniture, original features such as picture rails, overhead skylights, uPVC double glazed windows and uPVC double glazed French doors leading out to the sun soaked gardens. Two gas central heated radiators.

Address 'Barnfield Road, Paignton, TQ3 2JT'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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FIRST FLOOR

BEDROOM ONE - 4.42m x 3.5m (14'6" x 11'5") An incredibly large master bedroom to the front aspect of the home. Space for ample furniture, superb sea views across berry head, Brixham. uPVC double glazed bay window and a gas central heated radiator.

BEDROOM TWO - 3.13m x 2.66m (10'3" x 8'8") A further generously sized double bedroom overlooking the picturesque rear gardens. A fitted storage cupboard, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.82m x 2.12m (9'3" x 6'11") A third smaller double bedroom again to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

BATHROOM A wonderfully spacious family bathroom that comprises of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Complimentary tiled walls, a wall mounted mirror fronted medicine cabinet, two uPVC obscure double glazed windows and a white heated towel rail.

OUTSIDE A south facing, enclosed rear garden that has been thoughtfully landscaped by the current owner for ease of maintenance and following the sun throughout the day. Off of the kitchen is a sizeable decked area perfect for outdoor dining and entertaining, further along is a large lawned section with a variety of mature shrubs and plants, a patio area with pergola and a further pebble stoned area with a timber built shed.

PARKING Off road parking 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.