



Berry Road | Paignton | TQ3 3QL

Asking Price Of £240,000

A spacious three bedroom mid terraced family home located just less than a mile from Paignton town. The home comprises of a welcoming entrance hallway, a large lounge/diner, kitchen, a useful utility space, three bedrooms, a family shower room, front and rear gardens and off road parking for 2 vehicles. The property is ideally situated within easy reach of schools, supermarkets, bus links, Paignton town and more.

- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- UTILITY ROOM
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- SEA VIEW

ENTRANCE uPVC double glazed French front doors opening into a wide and welcoming entrance hallway with stairs rising to the first floor, doors leading to the adjoining rooms, a deep undersides storage cupboard, overhead lighting and a gas central heated radiator.

LOUNGE/DINER - 7.32m x 3.12m (24'0" x 10'3") A wonderfully spacious lounge/diner overlooking both the front and rear gardens, a feature gas fireplace, double aspect uPVC double glazing window and two gas central heated radiators.

KITCHEN - 2.62m x 2.29m (8'7" x 7'6") A modern galley style kitchen boasting 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, space for an electric cooker, dishwasher and fridge freezer. Tile backsplash, overhead lighting and a door leading into

UTILITY ROOM - 2.01m x 1.68m (6'7" x 5'6") A useful utility room with space and plumbing for a washing machine and dryer, uPVC double glazed window and a door leading out to the gardens.



FIRST FLOOR

BEDROOM ONE - 4.04m x 2.64m (13'3" x 8'8") A large master bedroom to the front aspect of the home offering space for ample furniture. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.4m x 3.3m (11'2" x 10'10") A further generously sized double bedroom overlooking the rear gardens and with a spectacular sea view across to Thatchers Rock, Torquay. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.59m x 1.83m (8'6" x 6'0") A sizeable third single bedroom, uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A three piece suite comprising of a low level flush WC, a vanity wash hand basin and a walk in corner shower unit. Panelled walls, uPVC obscure double glazed window and a towel rail.

OUTSIDE An enclosed rear garden that is predominantly laid to lawn with a side access gate that leads round to the front of the property. To the front of the property is off road parking for 2 vehicles with steps then leading down to a private front garden that is laid to artificial lawn with a variety of mature shrubs and plants.

Address 'Berry Road, Paignton, TQ3 3QL'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

Contact Details

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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.