



Barton Avenue | Paignton | TQ3 3HY

Asking Price Of £299,950

A well presented four bedroom semi detached family home located just a mile outside of Paignton town centre. The property offers a vast amount of space and comprises of a welcoming inner hallway, a spacious living room, a sizeable kitchen/diner, four bedrooms with two of them being en-suite, a further contemporary family shower room, sun soaked rear gardens and off road parking to the front. The property is perfectly situated within easy reach of schools, local shops, doctors and pharmacies, an array of supermarkets, bus links, the ring road and more.

- OFF ROAD PARKING
- SOUTH EAST FACING GARDENS
- MASTER EN-SUITE
- CLOSELY LOCATED TO AN ARRAY OF AMENITIES
- SPACIOUS ACCOMMODATION

ENTRANCE Step through the uPVC double glazed front door into a welcoming hallway featuring oak wood flooring and a central heating radiator, stairs rising to the first floor and a door leading through to the ground floor accommodation.

LOUNGE Relax in this cosy yet spacious lounge complete with a stunning cast iron solid fuel stove set on a slate hearth—perfect for those cosy evenings in. Oak wood flooring and uPVC double glazing complement the space, tv and internet points, alongside a central heating radiator.

KITCHEN/DINER A modern and inviting space ideal for both cooking and entertaining. The kitchen area boasts a range of overhead, base and drawer white shaker style units with roll-edged work surfaces above, a 1 bowl composite sink and drainer unit, A handy breakfast bar, an electric cooker with extractor hood above, space for a fridge freezer, oak wood flooring flows seamlessly throughout, and uPVC double glazed french doors open onto the rear garden. Modern Tile backsplash, a wall mounted ideal combination boiler whilst the dining area offers space for a 4/6 seater dining table, a gas central heating radiator and a useful under-stairs recess with space and plumbing for a washing machine.

BEDROOM ONE A large and airy master bedroom featuring oak wood flooring, space for ample furniture, central heating radiator, and uPVC double glazed French doors leading out to the sun soaked gardens.

EN-SUITE A Stylish and fully tiled master en-suite with a vanity basin with fitted storage below, a low-level WC and a walk in shower unit. Extractor fan and modern spot

Address 'Barton Avenue, Paignton, TQ3 3HY'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '63 | D'

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FIRST FLOOR

BEDROOM TWO Another generously sized double with an open outlook across the surrounding area, a gas central heating radiator and uPVC double glazed window.

BEDROOM FOUR Ideal as a nursery, office, or dressing room, complete with central heating radiator and uPVC double glazing.

BEDROOM THREE A sizeable third bedroom that would also make a perfect dressing room/study, stairs rising to the loft room, uPVC double glazed window and a gas central heated radiator. Door leading into:-

EN-SUITE A contemporary en-suite boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled P shaped bath unit with shower attachments above. Modern tiling, a uPVC obscure double glazed window and a heated towel rail.

LOFT ROOM Accessed from Bedroom Three, this versatile loft space includes a double glazed Velux window, central heating radiator, and useful eaves storage.

SHOWER ROOM A well appointed family shower room comprising of a low level flush WC, a wall mounted wash hand basin with fitted storage below and a walk in shower unit. Modern tiling to the walls and extractor fan.

OUTSIDE

REAR GARDEN A private oasis featuring a spacious patio that seamlessly flows onto a beautifully maintained astro-turfed lawn ideal for family get togethers or sun-soaked summer entertaining. At the heart of the garden sits a charming timber-built summer house perfect as a home office or creative retreat, complete with electrical points for convenience. Enjoy the benefits of a sunny south-east facing aspect, surrounded by lush, mature shrubs and vibrant planting that create a tranquil and picturesque setting.

PARKING Off road parking to the front of the property.

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.