



Barton Avenue | Paignton | TQ3 3JQ

Asking Price Of £269,950

A great size 3 bedroom semi-detached house. The property benefits from a spacious kitchen/diner, 3 bedrooms, a contemporary family bathroom and wonderful sea views. The property is located close to Paignton town centre, local amenities and easy access to the Devon expressway.

- SEA VIEWS
- CLOSE TO LOCAL AMENITIES
- SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZING AND CENTRAL HEATING

ENTRANCE HALL 13' 8" x 5' 3" (4.177m x 1.624m) UPVC double glazed composite front door. Obscure UPVC double glazed window. Gas central heating radiator. Stairs leading upstairs. Under stairs storage cupboard with combi boiler.

KITCHEN/DINER 16' 7" x 11' 7" (5.07m x 3.546m) A great size family kitchen/diner. Under counter and overhead high gloss kitchen cabinets. Integrated electric oven. 4 ring gas hob and plumbing for washing machine. Double drainer sink. UPVC double glazed French doors leading to the rear garden.

LOUNGE 10' 11" x 12' 7" (3.347m x 3.839m) A beautifully bright living room. Large UPVC double glazed bay window allowing plenty of light and sea views overlooking Torquay. Gas central heating radiator. Alcoves ideal for storage. Electric fireplace.

BATHROOM 5' 11" x 5' 7" (1.827m x 1.705m) A beautiful and contemporary family bathroom. Low level flush WC, basin with mixer tap and fitted storage below. Heated towel rail. P shaped bath with shower over and waterfall/power shower attachments. UPVC obscure double glazed window.

Address 'Barton Avenue, Paignton, TQ3 3JQ'

Tenure 'Freehold'

Council Tax Band 'B'

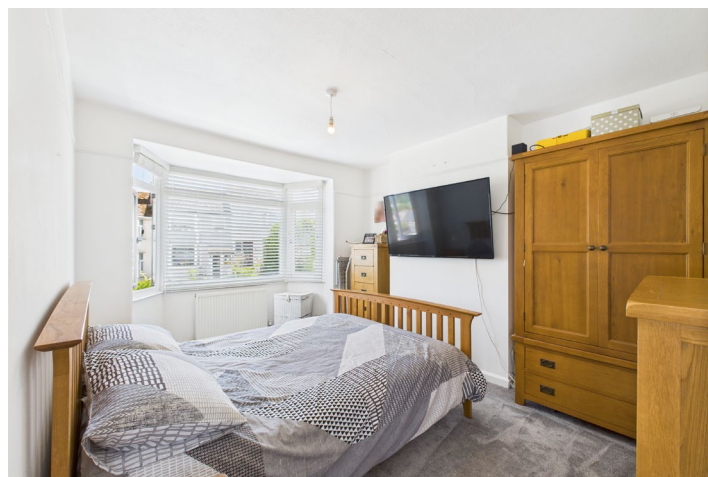
EPC Rating '68 | D'

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BEDROOM ONE 14' 6" x 10' 3" (4.427m x 3.149m) A generous sized master bedroom with a wonderfully large UPVC double glazed bay window overlooking the bay with stunning sea views.

BEDROOM TWO 10' 2" x 9' 7" (3.121m x 2.935m) A great size second double bedroom. Alcoves ideal for wardrobes/storage. UPVC double glazed window. Gas central heating radiator.

BEDROOM THREE 7' 7" x 6' 1" (2.33m x 1.86m) UPVC double glazed window. Gas central heating radiator. Sea views.

REAR GARDEN A great size rear garden benefitting from a large paved seating area, a raised decking area with wonderful sea views and a lawned section. Under the decking there is a generous sized storage room. The garden also benefits from a side gate giving access 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.