



**Taylor's**  
sales & lettings

GUIDE PRICE OF £220,000 - £240,000

Berry Road, Paignton, TQ3 3QL

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.





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**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

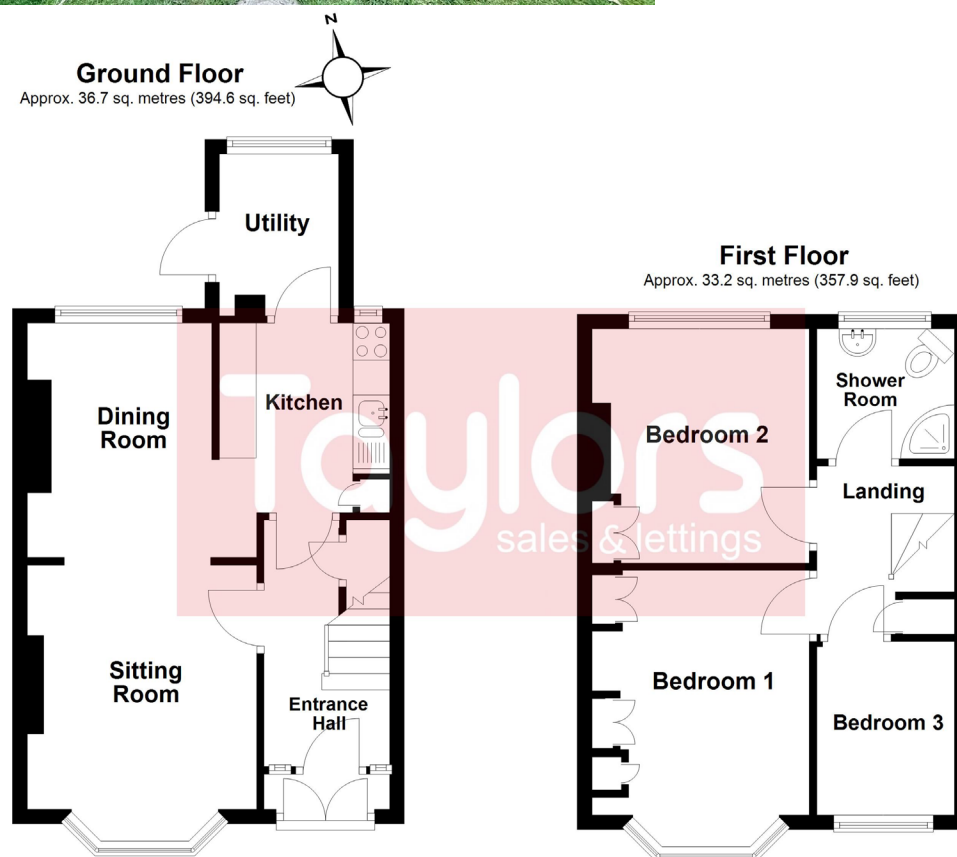
**BEDROOM ONE** - 4.04m x 2.64m (13'3" x 8'8") A large master bedroom to the front aspect of the home offering space for ample furniture. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.

**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 heated 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.



Total area: approx. 69.9 sq. metres (752.4 sq. feet)

Address

**Berry Road, Paignton, TQ3 3QL**

Tenure Freehold

Council Tax Band B

EPC Rating C

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