

CHRISTOPHER SCALES  
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**Barton Avenue | Paignton**

**£260,000**



With sea views across the bay towards Torquay, the property offers a semi detached family home with bay windows, gardens to three sides and a garage/store. To arrange a viewing, when calling please quote CS1097.

Situated a short distance from the town the property is well placed for the amenities that Paignton has to offer. There is also a nearby bus stop and excellent road networks linking the remainder of Torbay.

Approached from the road a pathway leads through the front garden and to the front door. Once inside, the entrance hall leads to the ground floor accommodation which includes a spacious L-Shaped kitchen/diner with double doors opening on to the rear garden, and a sitting room with bay window and sea views to Torquay. On the first floor the landing leads to three bedrooms, bedroom one with a bay window and sea views, and a bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and doors, and gas central heating. Outside the gardens wrap around the property with a patio and raised timber deck to the rear, a low maintenance enclosed space to the side and a lawned/gravelled garden to the front, all with sea views. There is also a garage/store accessed from the Marldon Road which could provide off road parking for a small vehicle.

An internal inspection is highly recommended in order to appreciate the accommodation on offer and the far reaching sea views.

**The accommodation comprises,** UPVC door to:

**ENTRANCE HALL** - 4.06m x 1.6m (13'4" x 5'3") Pendant light point, smoke detector, stairs with hand rail to first floor, radiator, under stairs storage cupboard housing the boiler, cupboard housing the electric meter and consumer unit, door to:

**KITCHEN/DINER** - 5.05m x 3.53m (16'7" x 11'7") L shaped kitchen/dining room measuring 5.05m reducing to 3.15m (16'7" reducing to 10'4") x 3.53m reducing to 2.49m (11'7" reducing to 8'2"), with inset spotlights and pendant light points, UPVC double glazed window and double doors opening onto the rear garden, radiator with thermostat control. Fitted kitchen comprising range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four gas hob with extractor over, wall cabinets, built-in electric oven, space and plumbing for washing machine, space for American style fridge freezer.

**SITTING ROOM** - 3.61m x 3.33m (11'10" x 10'11") Maximum measurements. Light point, UPVC double glazed bay window to front aspect with sea views across the Bay towards Torquay, vertical radiator with thermostat control, high-level TV connection point, feature fireplace.







**FIRST FLOOR LANDING** Pendant light point, smoke detector, hatch to roof space, UPVC double glazed window with far reaching sea views across the bay towards Torquay. Doors to:

**BEDROOM ONE** - 4.37m x 3.12m (14'4" x 10'3") Maximum measurements. Pendant light point, picture rails, UPVC double glazed bay window to front aspect with sea views across the bay towards Torquay, radiator thermostat control, high-level TV connection point.

**BEDROOM TWO** - 3.12m x 3m (10'3" x 9'10") Pendant light point, picture rails, UPVC double glazed window to rear aspect, radiator with thermostat control.

**BEDROOM THREE** - 2.11m x 1.85m (6'11" x 6'1") Pendant light point, UPVC double glazed window to front aspect with sea views towards Torquay, radiator with thermostat control.

**BATHROOM/WC** - 1.8m x 1.68m (5'11" x 5'6") Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower over, WC and wash hand basin, tiled floor, heated towel rail, shaver socket.

## OUTSIDE

**FRONT** - At the front of the property is a raised garden with sea views and a concrete pathway leading to the front door. The garden continues around the side of the property to a level low maintenance space and rear access in to the garage.

**REAR** - The rear garden is accessed from the kitchen/diner onto a large patio area and raised timber decking with sea views.

**GARAGE/STORAGE** - 4.55m x 3m (14'11" x 9'10") Maximum Measurements. With timber doors providing access from Marldon Road. Door to rear leading to the side garden.

## USEFUL INFORMATION

Tenure - Freehold

Age - Unverified

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band B

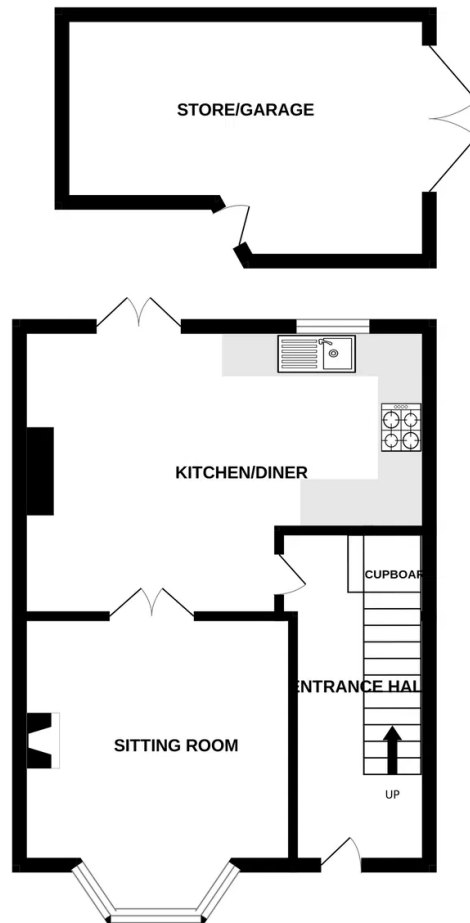
EPC Rating - D/68 potential - B/83

Broadband - To be confirmed

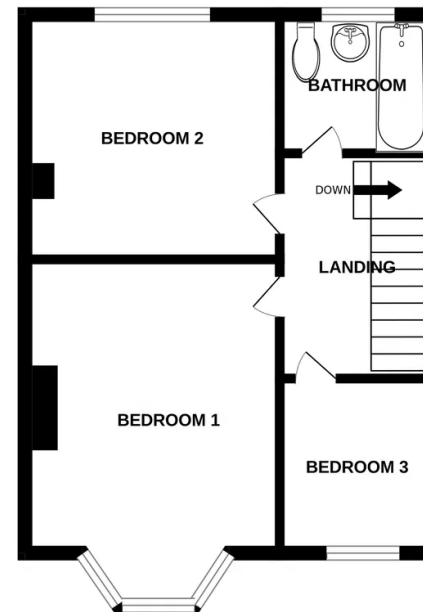
Mobile - To be confirmed



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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