



**Connells**

Blackbrook Walk  
Paignton





## Property Description

Guide Price £270,000 - £280,000 This impeccably presented mid-terrace family home, nestled in the sought-after residential enclave of Cherrybrook. You have easy access to local amenities, such as a local shop, doctors surgery and a dentist. The entrance hallway welcomes you into the residence, featuring a practical layout that includes a downstairs cloakroom for added convenience. The spacious and luminous double-aspect lounge and dining room create an inviting atmosphere. Additionally, a door leads to a separate sun lounge or playroom, offering versatile living spaces.

The thoughtfully designed kitchen overlooks the rear garden, providing a pleasant backdrop for culinary activities. A downstairs cloakroom enhances practicality on this level. Ascending the stairs reveals three generously sized bedrooms, ensuring ample space for a growing family. A well-appointed family bathroom adds to the comfort and functionality of the home.

With its blend of modern features and strategic location, this family home in Cherrybrook encapsulates the essence of comfortable and convenient living, making it an ideal haven for those seeking a harmonious balance between practicality and a welcoming atmosphere.

## Accommodation

Pathway leading upto uPVC entrance door.

## Hallway

Central heating radiator. Stairs to first floor. Understairs cupboard housing electric meters and consumer unit. Tiled flooring. Power points. Doors leading to principle rooms.

## Lounge

24' 5" Max x 11' Max ( 7.44m Max x 3.35m Max )

Bright Double aspect room. Front aspect uPVC double glazed sliding patio doors overlooking front gardens. Rear aspect uPVC double glazed windows overlooking rear garden. Two central heating radiators. Power points and t.v point. Internal door and window to Sun Room.

## Kitchen

10' 6" max x 7' 9" max ( 3.20m max x 2.36m max )

Rear aspect uPVC double glazed window and door leading out to rear garden. Kitchen comprising of Fitted range of wall and base and draw units. Fridge/freezer. Stainless steel sink unit inset to work surfaces. Space for cooker. Space and plumbing for washing machine and dishwasher. Power points.

## Downstairs Cloakroom

W.C. with low level flush. Tiled flooring. Small wash hand basin. Obscure PVCu double glazed window to front.

## First Floor Landing

Built-in airing cupboard housing the boiler for central heating and hot water. Doors to

## Bedroom One

14' 2" Max x 8' 10" Max ( 4.32m Max x 2.69m Max )

Front aspect uPVC double glazed window. Central heating radiator. Power points. Access to loft - the loft has a light and is partly boarded.

## Bedroom Two

11' 6" Max x 10' 4" Max ( 3.51m Max x 3.15m Max )

Rear aspect uPVC double glazed window. Central heating radiator. Power points.

## Bedroom Three

11' 1" Max x 8' 5" Max ( 3.38m Max x 2.57m Max )

Front aspect uPVC double glazed window. Central heating radiator. Built-in cupboard, sea peeps.

## Bathroom

uPVC double glazed obscure window. White suite with panelled bath and mains shower over. W.C. Wash hand basin with vanity units below. Fully tiled walls. Chrome central heating towel radiator.

## Outside

### Outside to Front

The property is accessed via the main road with sign to 'Blackbrook Walk'. There is a communal pathway for pedestrians leading to the small front garden area. There is a raised decked path to the front door.

### Outside to Rear

The rear garden is enclosed and level, with a sunny aspect being south-facing. The garden is laid to lawn with fencing to all sides. There is a wooden gate at the bottom of the garden, giving access to the rear lane with access for bins and the rear entrance to the garage block.

## Garage

16' Max x 8' Max ( 4.88m Max x 2.44m Max )

Up and over door. There is tandem parking in front of the garage for 2 vehicles.

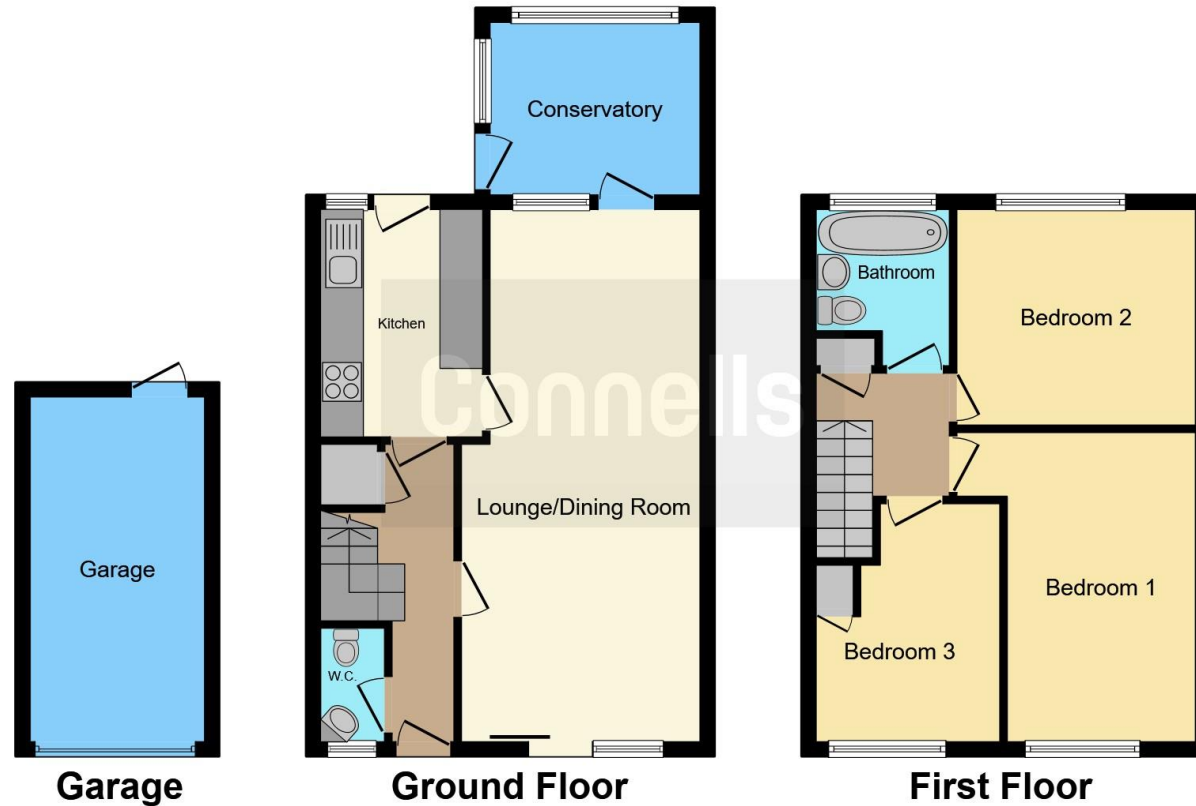












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**EPC Rating: C**

Tenure: Freehold

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