

**ENTRANCE PORCH.**

Composite entrance door and two double glazed windows. Tiled flooring. Double glazed inner door with matching side panels opening to:

**ENTRANCE HALL.**

Lovely entrance hall with staircase to the first floor. Under stairs cupboard. Radiator.

**LIVING ROOM. 17' 2" x 12' 0" (5.23m x 3.65m) max.**

A dual aspect room with double glazed windows and French doors opening to the front. Recessed fireplace with mosaic tiled trim and wood mantel over, inset electric wood burner style fire. Door to kitchen.



**DINING ROOM/BEDROOM 3. 15' 5" x 14' 0" (4.70m x 4.26m)**

Currently used as a formal dining room but could also be a ground floor bedroom. Double glazed window to front. Parquet flooring. Radiator.

**KITCHEN/BREAKFAST ROOM. 17' 10" x 9' 9" (5.43m x 2.97m)**

A super kitchen breakfast room with modern shaker style fitted units comprising wide pan drawers, cupboards and walk in pantry style cupboard with various shelving and lighting. Stone effect working surfaces with under mounted one and a half bowl sink with cut out drainer. Rangemaster electric cooker with matching splash back and extractor canopy over. Integrated dishwasher. Karndean flooring. Three double glazed windows. Door to:



**INNER HALLWAY**

**UTILITY ROOM. 7' 3" x 4' 7" (2.21m x 1.40m)**

Worktop with inset stainless steel sink. Plumbing/space for washing machine and tumble dryer. Double wall cupboard with shelving to side. Wall mounted Glo Worm boiler. Double glazed window.

**GROUND FLOOR SHOWER ROOM/W.C. 6' 6" x 7' 4" (1.98m x 2.23m)**

Comprising double size walk in shower enclosure with fitted rainhead and shower attachment. Two drawer vanity unit with inset washbasin, mosaic tiled splash back and mirrored cabinet over. Close coupled W.C. Radiator. Karndean flooring. Two double glazed windows.



**GARDEN ROOM. 13' 8" x 9' 11" (4.16m x 3.02m) max.**

A useful room with original window to rear and original barn door to:

**COVERED STORAGE AREA 17' 9" X 6' 10" reducing.**

The garden room also has a upvc door opening to the rear garden.

**FIRST FLOOR.** Split landing with feature roof window and semi vaulted ceiling.

**BEDROOM 1. 14' 11" x 12' 4" (4.54m x 3.76m)**

Double glazed window to front. Radiator. Roof window. Exposed beam feature. Doors to:

**EN SUITE SHOWER ROOM/W.C.**

Comprising shower enclosure with bi-fold door. Concealed flush W.C. and vanity unit with inset washbasin, mosaic tiled splash back and L.E.D mirror over. Extractor fan.

**DRESSING ROOM.** Built in triple width wardrobes to one wall with hanging rails and shelving. Radiator.

**BEDROOM 2. 14' 0" x 11' 11" (4.26m x 3.63m)**

A dual aspect room with double glazed windows. Radiator.

**SHOWER ROOM/W.C.**

Comprising corner shower enclosure, pedestal wash basin with mirror, shaver point over and low-level W.C.

**OUTSIDE.**

"Highbarn" stands in level gardens and is enclosed by attractive stone walling. Double timber gates at the front open to a large brick paved parking area providing ample parking for several vehicles. There is a level lawn to one side of the driveway with flowerbeds surrounding and inset apple and apricot trees. There are two pine trees with tree preservation orders to the front of the property which have been inspected annually and maintained well by our vendor. A gate at the side of the house leads to the enclosed rear garden which is landscaped for ease of maintenance. There is a super pond and raised flower beds and plenty of seating areas. A decked area with Gazebo over provides a nice shady seating area. Potting Shed. Workshop 11' 7" x 9' 5" Light and power points. Fitted workbench and shelving.

**COUNCIL TAX BAND: E ENERGY RATING: D**

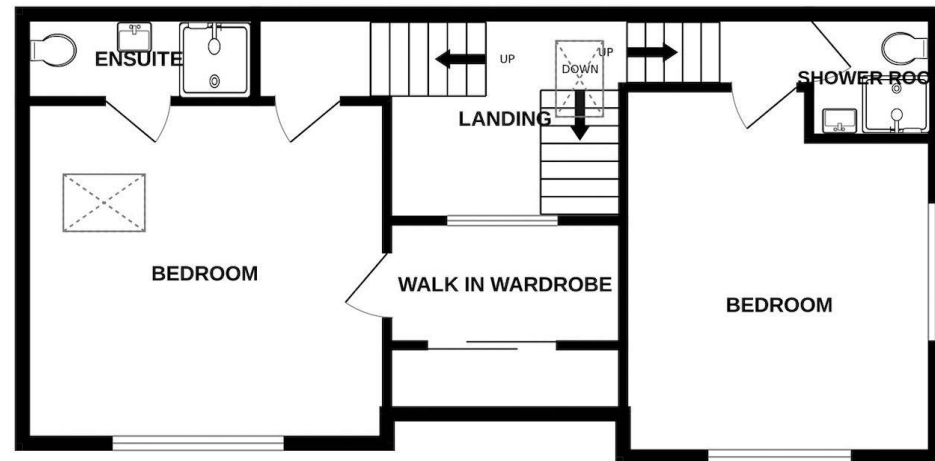
**AGENTS NOTE:** The OfCom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about mobile coverage. All mains services are connected to the property.



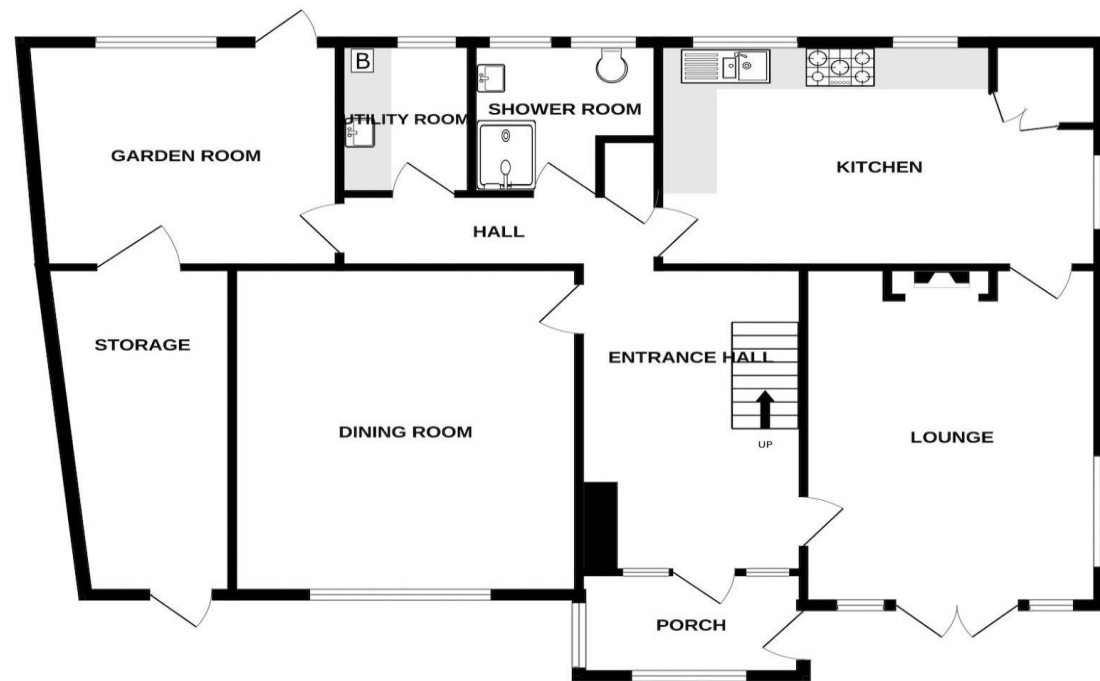
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005530 Written by: R.C

1ST FLOOR  
54.2 sq.m. (583 sq.ft.) approx.



GROUND FLOOR  
114.6 sq.m. (1233 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

**Keysfield Road, Roundham,  
Paignton, TQ4 6EP**



A beautifully presented 2-3 bedroom **CHALET STYLE HOUSE** located in the favoured Roundham area of Paignton, just a short walk away from the seafront, harbour and town centre with its array of shops, mainline Railway Station and bus station. "Highbarn" stands in well maintained, level, surrounding gardens and offers ample parking space to the front and side of the property, the current owner has made many improvements to the house in recent years and it now offers a most comfortable and spacious home. On the ground floor there is a welcoming entrance hall, dual aspect living room, large formal dining room or ground floor bedroom if preferred, along with kitchen/breakfast room, utility room, ground floor shower room and good size garden room with covered store leading off. On the first floor there are two further double bedrooms, the principal bedroom has a dressing room and en suite shower room, whilst the second bedroom has a further shower room next to it. Outside the front garden which is to the right hand side of the property, is mainly laid to lawn with inset fruit trees and shrubs and the pretty rear garden is landscaped for ease of maintenance. Viewing is highly recommended.

**£475,000 Freehold**