



8 BARTON AVENUE, PAIGNTON, TQ3 3JQ

Pincombe's
estate agents



A TERRACED HOUSE SITUATED IN THIS POPULAR RESIDENTIAL AREA WITH SOME SEA VIEWS AND AN ENCLOSED REAR GARDEN

This terraced family home is conveniently located close to local shopping amenities and a school, as well as being within half a mile from Stanley Park Gardens, a green open space enjoying sea views and a small play park. The home benefits from easy access to the coast, with beaches just a mile away, and central Paignton with a comprehensive range of shopping, dining and leisure facilities. For travelling and commuting, there are several bus stops in the vicinity serving the local area, the train station in Paignton provides services to Exeter and London Paddington, and the main bus station in Paignton is a National Express stop as well as providing bus routes in and around the Torbay, Newton Abbot and South Hams areas.

The accommodation is presented over 2 floors comprising **GROUND FLOOR** – Hallway and spacious 25' open plan Living/Dining area through to a fitted Kitchen and opening directly to the rear garden and **FIRST FLOOR** – 3 Bedrooms (the main bedroom with a view to the sea) and a Bathroom. Outside, the rear garden enjoys a sunny aspect and is enclosed with raised decked area, lawned level garden and a patio area idea for sitting out and relaxing.

The Accommodation Comprises:

GROUND FLOOR

UPVC front door and matching side screens opening to:

ENTRANCE PORCH UPVC double glazed window to the side enjoying sea views towards Thatcher Rock in Torquay. Door with glazed decorative inset and side window into:

HALLWAY Stairs rising to first floor accommodation. Understairs cupboard providing storage. Radiator. Built-in cupboard housing the meters and fuses.

OPEN PLAN LIVING/DINING ROOM & KITCHEN 25'4" x 15'5" (7.72m x 4.7m) **LIVING ROOM** – UPVC double glazed bay window to front. T.V. aerial point. Raised hearth with inset wood burning stove and flue, with chunky wooden mantel over. Alcove to one side of the chimney breast with fitted shelving. Through to:

DINING AREA - Radiator. UPVC door with obscure glazed inset to the rear garden. Space for dining table.

KITCHEN Worksurfaces with inset composite sink, drainer units and range of gloss storage cupboards beneath, incorporating an integrated dishwasher. Matching range of wall cupboards. Tall larder cupboard. 4-Ring induction hob with extractor hood above and built-in electric oven beneath. Space and plumbing for a washing machine. Space for fridge/freezer. UPVC double glazed window to rear overlooking the garden.



FIRST FLOOR

LANDING Hatch to roof space.

BEDROOM 1 14'4" x 10'2" (4.37m x 3.1m) UPVC double glazed bay window to front enjoying views over the surrounding area to the sea and Thatcher Rock in Torquay. Radiator.

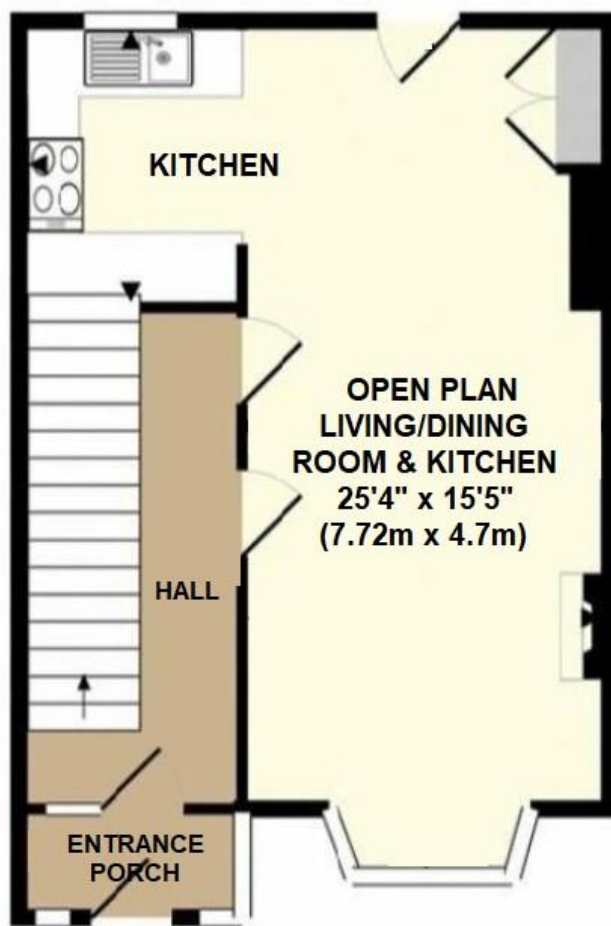
BEDROOM 2 10'7" x 10'2" (3.23m x 3.1m) UPVC double glazed window to rear overlooking the garden. Radiator. Coved ceiling.

BEDROOM 3 7'5" x 6'1" (2.26m x 1.85m) UPVC double glazed window to front. Radiator.

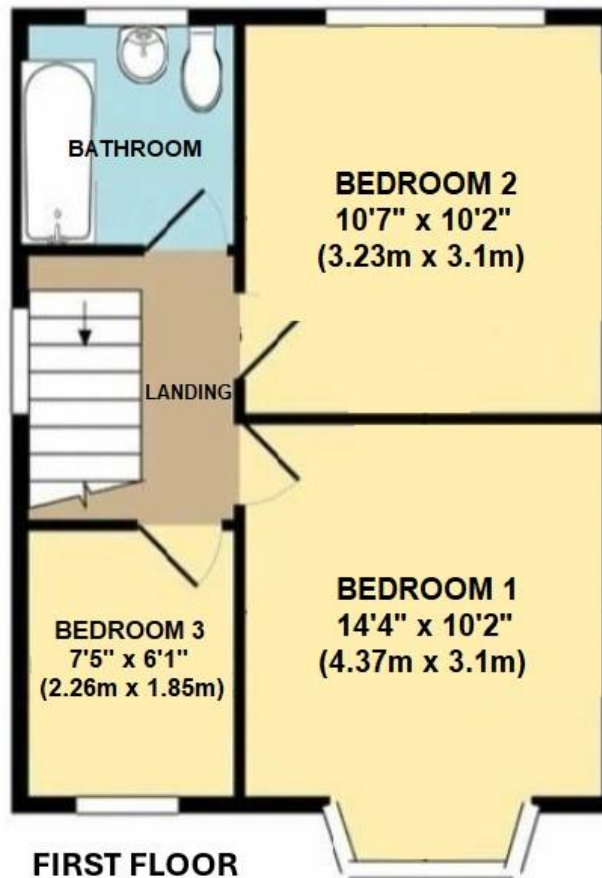
BATHROOM 'P' shaped panelled bath with tiled surrounds, shower and glazed screen. Vanity unit with inset wash basin and storage beneath. Low level W.C. Heated towel rail. Part tiled walls. UPVC double glazed window to rear.

OUTSIDE The front is approached by steps rising to the front door and an adjoining garden mainly laid to decorative slate chippings with a decked area, ideal for displaying pots and plants. The rear garden enjoys a sunny aspect and is enclosed, comprising of a raised decked terrace with a few steps down to a level lawned garden. A paved patio provides space for garden furniture and is bordered by a slatted fence. Water tap. A wooden access gate leads to the service lane.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

ADDITIONAL INFORMATION

TENURE – Freehold
COUNCIL TAX – Band B