



Guide Price £260,000 - £275,000

Barnfield Road,
Paignton, TQ3 2JT

A well presented three bedroom semi detached family home located within a quiet cul-de-sac just less than a mile from Paignton town. The property comprises of a welcoming entrance hallway, a spacious living room, a large kitchen/diner, three bedrooms, a modern family bathroom, sun soaked south west facing rear gardens and a garage. The home is ideally situated within easy reach of schools, bus links, Paignton town, Oldway mansions and more.



ENTRANCE HALL A uPVC double glazed front door opens into a spacious and welcoming hallway. This bright entrance features doors to the principal rooms, stairs rising to the first floor, a useful under stairs storage cupboard and a gas central heating radiator.

KITCHEN / DINING ROOM This beautifully presented, open plan kitchen/diner is ideal for modern family living and entertaining. The kitchen is fitted with a stylish range of wall, base, and drawer units topped with square edged work surfaces. Features include a stainless steel 1 bowl sink with drainer, an integrated electric single oven with grill, a four ring induction hob with extractor hood and a tiled splashback. Additional integrated appliances include a dishwasher, washing machine, and fridge/freezer. The dining area offers ample space for a 6/8 seater table, complemented by a uPVC double glazed window and French doors that open onto the rear gardens.

LIVING ROOM A bright and spacious living area boasting picturesque sea views. This relaxing space features a stylish built in media wall with alcove shelving, a large uPVC double glazed bay window, and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A generous master bedroom located at the front of the property, enjoying sea views across Paignton. Includes built in wardrobes, a uPVC double glazed bay window and a gas central heating radiator.

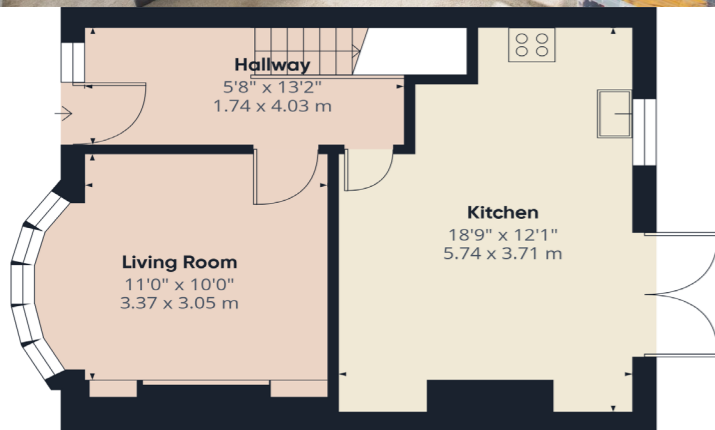
BEDROOM TWO A spacious double bedroom overlooking the sun soaked rear garden. Bright and airy with a uPVC double glazed window and a gas central heating radiator.

BEDROOM THREE A versatile third bedroom, ideal as a single room, home office, study, or hobby space. Stunning sea views towards Thatcher Rock in Torquay, a uPVC double glazed window and a gas central heating radiator.

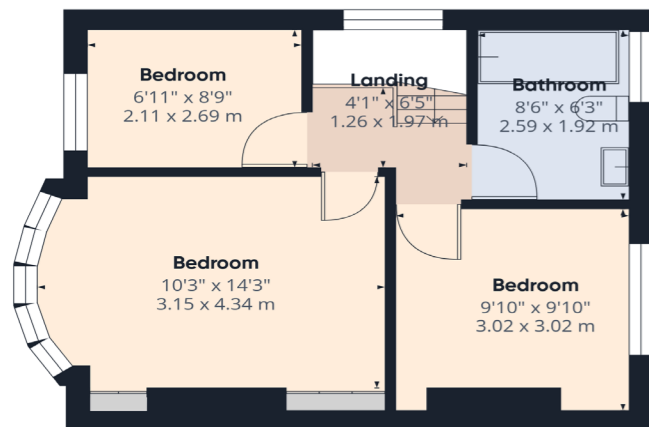
FAMILY BATHROOM A modern and stylish family bathroom, featuring a panelled bath with overhead shower and protective glass screen, a low level flush WC and a vanity unit with integrated wash hand basin and storage. Finished with contemporary tiling, a chrome heated towel rail, and a frosted uPVC double glazed window.

OUTSIDE A private and sun drenched south west facing rear garden, thoughtfully landscaped for both relaxation and entertaining. A generous patio area extends directly from the kitchen/diner perfect for alfresco dining, while the remainder of the garden is laid to lawn.

GARAGE A single garage with metal up and over door.



Floor 0



Floor 1

Address 'Barnfield Road, Paignton, TQ3 2JT'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '38 F'

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