



Asking Price Of £285,000

Barum Close,  
Paignton, TQ3 2AX

A well presented three bedroom end of terraced family home located within a quiet cul-de-sac in Preston, Paignton. The home itself comprises of a welcoming inner entryway, a useful downstairs cloakroom, a modern kitchen/diner, a spacious living room, conservatory, three bedrooms, a shower room, sunny gardens and allocated parking. The property is perfectly positioned just a short and level walk from a vast amount of amenities including Paignton beach and green, local shops, schools, doctors and pharmacies, Paignton town, bus links and more.



**ENTRANCE** A uPVC double glazed front door opens into a welcoming entrance, providing access to the downstairs cloakroom and a door leading through to the main living accommodation. Finished with overhead lighting.

**CLOAKROOM** A practical ground floor cloakroom comprising a low level WC and wall mounted wash hand basin. Additional features include a fuse board, extractor fan, and towel rail.

**KITCHEN/DINER** A stylish and contemporary kitchen/dining space, ideal for both family living and entertaining. The kitchen is fitted with a range of high gloss wall, base and drawer units with roll edge work surfaces over. Integrated appliances include a single electric oven with grill and a four ring gas hob with extractor hood above. There is also a 1 bowl stainless steel sink with drainer, along with space and plumbing for a washing machine and fridge freezer. The room comfortably accommodates a 6 seater table and the kitchen is complemented by a tiled splashback, a deep fitted pantry/storage cupboard, and a wall mounted boiler. Two uPVC double glazed windows and a gas central heating radiator

**LIVING ROOM** A bright and spacious living room positioned to the rear of the property, offering attractive views over the well maintained garden. The room provides ample space for furnishings and features a stylish electric fireplace, along with TV and internet points. uPVC double glazed windows and sliding doors lead into the conservatory. Gas central heating radiator.

**CONSERVATORY** A light filled conservatory with triple aspect uPVC double glazing, providing an ideal space to relax while enjoying views of the garden. A uPVC door offers direct access to the rear garden.



## FIRST FLOOR

**BEDROOM ONE** A well proportioned principal bedroom situated at the rear of the property, overlooking the garden. Benefits include built in wardrobes, a uPVC double glazed window and a gas central heating radiator.

**BEDROOM TWO** A generously sized double bedroom positioned at the front of the property, featuring a built in wardrobe, a uPVC double glazed window and a gas central heating radiator.

**BEDROOM THREE** A versatile third bedroom, ideal as a child's room, home office or study. Includes a uPVC double glazed window and gas central heating radiator.

**SHOWER ROOM** A wet room style shower room fitted with a low level WC, pedestal wash hand basin and wall mounted shower with wet room style flooring. Tiled walls, uPVC obscure double glazed window, extractor fan and gas central heating radiator.

## OUTSIDE

**REAR GARDEN** A beautifully maintained, south west facing rear garden enjoying plenty of natural sunlight. The space features a patio area ideal for alfresco dining, a generous lawn, and well stocked flower beds with a variety of mature shrubs and plants. Additional benefits include a timber built shed and gated access to the rear parking area.

**ALLOCATED PARKING** Convenient allocated parking located to the rear of the property.

Address 'Barum Close, Paignton, TQ3 2AX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ



Floor 0

