



Guide Price £235,000 - £250,000

Barton Avenue,
Paignton, TQ3 3JA

A well presented two bedroom semi detached bungalow located just less than a mile from Paignton town. The bungalow comprises of a welcoming inner hallway, a beautifully modern kitchen/breakfast room, a cosy living room, two double bedrooms, a family bathroom, off road parking and front and rear gardens. The bungalow is perfectly situated within easy reach of schools, local shops, doctors and pharmacies, bus links, an array of supermarkets, Paignton town and much more. The property is being offered for sale with no onward chain!



ENTRANCE A uPVC double glazed front door opens into a welcoming inner hallway, providing access to all principal rooms. The space features overhead spotlighting, a loft hatch, and a gas central heating radiator.

KITCHEN / BREAKFAST ROOM A beautifully appointed, contemporary kitchen/breakfast room fitted with a range of high gloss wall, base, and drawer units, complemented by elegant granite work surfaces. An inset 1.5 bowl stainless steel sink with drainer grooves seamlessly set into the worktop. The room also features a Stoves electric range style cooker with induction hob and extractor hood above. There is space and plumbing for a washing machine, slimline dishwasher, and fridge freezer. Ample room is provided for a breakfast table, while a uPVC double glazed window, overhead skylight, and French doors flood the space with natural light and open onto the sunny rear garden.



LIVING ROOM A light filled and inviting living room offering versatile space for a variety of furnishings. A feature gas fire creates a cosy focal point, while charming sea glimpses towards Berry Head, Brixham can be enjoyed through the uPVC double glazed window. A gas central heating radiator.

BEDROOM ONE A spacious master bedroom positioned to the rear of the property, offering ample room for furnishings. The room benefits from a built in storage cupboard that houses the combination boiler, a uPVC double glazed window, and a gas central heating radiator.

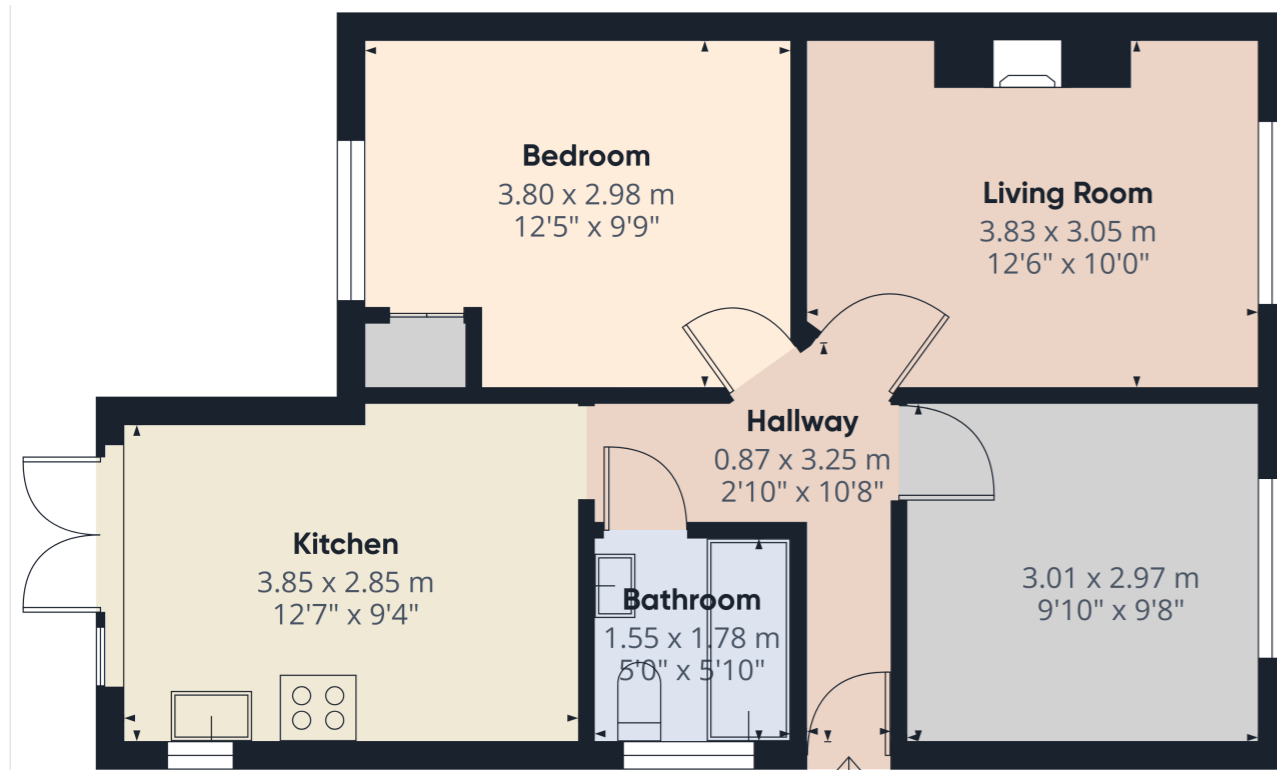
BEDROOM TWO A generously sized double bedroom situated at the front of the home, enjoying attractive sea views towards Berry Head, Brixham. The room also includes a uPVC double glazed window and a gas central heating radiator.

BATHROOM A three piece suite comprising a low level WC, a vanity wash hand basin with fitted storage beneath and a panelled bath with shower attachment above. The space is complemented by tiled walls, a uPVC obscure double glazed window and a gas central heating radiator.

OUTSIDE

REAR GARDEN A delightful west facing garden designed for both relaxation and entertaining. A patio area provides the perfect setting for alfresco dining, alongside a lawn bordered by a variety of mature shrubs and plants. The garden also benefits from a timber built shed with power and lighting, as well as a greenhouse.

FRONT The property offers off road parking to the front, accompanied by a beautifully maintained front garden area to the side.



Address 'Barton Avenue, Paignton, TQ3 3JA'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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