



Asking Price Of £299,950

Barum Close,
Paignton, TQ3 2AX

A well presented three bedroom end of terraced house located in the highly desirable location of lower Preston, within a private and quiet cul-de-sac. The property comprises of an inner entryway, a useful downstairs WC, a modern kitchen/diner, a spacious living room, a great sized conservatory, three bedrooms, a shower room, sunny west facing gardens, garage and car port. The home is perfectly situated within easy reach of nearby schools, Paignton beach, Paignton town, nearby parks, shops and more.



ENTRANCE A uPVC double glazed front door opens into a welcoming entrance hall, providing access to the ground floor accommodation, complemented by overhead lighting.

CLOAKROOM A practical ground floor cloakroom fitted with a low level WC and a wall mounted wash hand basin. Additional features include an extractor fan and a chrome heated towel rail.

KITCHEN/DINER A beautifully appointed, contemporary kitchen/dining space featuring a comprehensive range of wall, base, and drawer units topped with elegant granite work surfaces. Integrated appliances include a 1.5 bowl stainless steel sink with drainer, eye level double Neff oven and microwave/grill, four ring gas hob with extractor hood above, dishwasher, and washing machine. Further benefits include a spacious fitted pantry cupboard, oak flooring, two uPVC double glazed windows, and a gas central heating radiator.

LIVING ROOM A bright and generously proportioned living room offering ample space for furnishings. Features include a gas fireplace, TV and internet points, a uPVC double glazed window, and a gas central heating radiator. Sliding patio doors lead through to the conservatory.

CONSERVATORY A spacious conservatory providing an excellent additional reception area. Enjoying triple aspect uPVC double glazing, this light filled room features French doors opening onto the garden, electrical points and a gas central heating radiator.



FIRST FLOOR

BEDROOM ONE A spacious and light filled master bedroom situated to the rear of the property, benefitting from an extensive range of built in wardrobes, drawers, bedside units and a dressing table. Includes a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A well proportioned second double bedroom located to the front aspect, featuring a uPVC double glazed window and a gas central heating radiator.

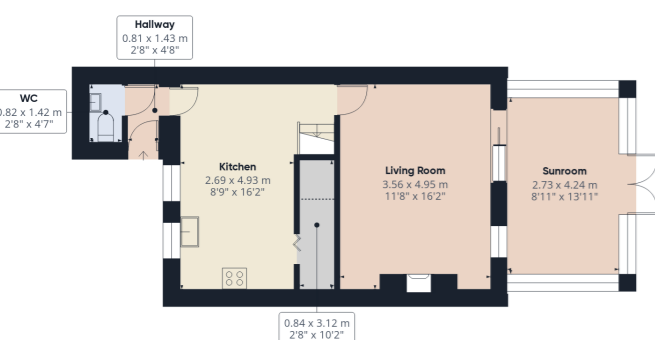
BEDROOM THREE A versatile third bedroom, ideal as a guest room, home office, study, or hobby space. Includes a uPVC double glazed window and a gas central heating radiator.

SHOWER ROOM A three piece suite comprising a low level WC, pedestal wash hand basin and a shower enclosure. Finished with tiled walls, an extractor fan, a uPVC obscure double glazed window, and a chrome heated towel rail.

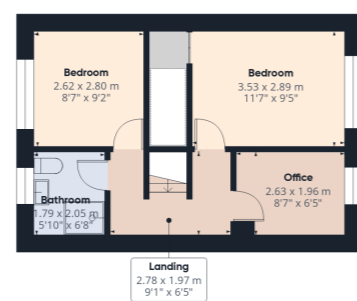
OUTSIDE The property boasts a sun drenched, west facing rear garden thoughtfully designed with a patio area ideal for alfresco dining, an artificial lawn, and mature planted borders.

GARAGE A single garage accessed via an up and over door providing excellent storage space.

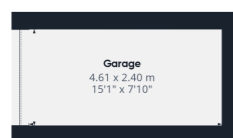
CARPORT A generously sized carport offering convenient off road parking next to the garage.



Floor 0 Building 1



Floor 1 Building 1



Garage

Address 'Barum Close, Paignton, TQ3 2AX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Taylor's Estate Agents
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