

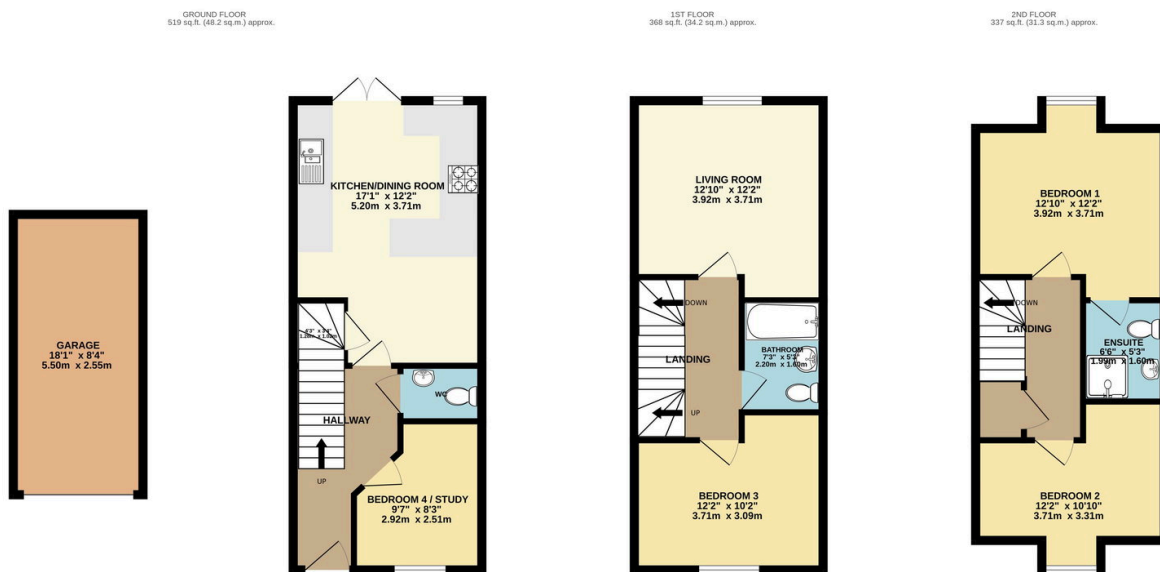
Cricketers Green, Barton, Torquay, TQ2 7NN

£239,950

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- Spacious Town House on 3 Levels
- Popular area, backing onto Barton Cricket Club
- 4 Bedrooms, Master En-Suite
- Garage and Parking
- 17' Kitchen / Dining Room
- Witin Proximity of Several Schools
- Flexible Accommodation
- Central Heating - Newly fitted Boiler
- Double Glazed Throughout
- Built Circa 2006



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Welcome to this well presented four-bedroom townhouse in Barton. Built in 2006 and spanning three impressively designed floors, this home offers the perfect blend of modern efficiency and flexible living. Whether you're a growing family needing extra bedrooms and with the central location offering good proximity to Torquay Academy, St Cuthbert Mayne, Grammar Schools and several Primary Schools or perhaps you're a professional couple looking for a dedicated home office with a view, this property delivers on every front.

The Ground Floor:

The welcoming entrance hall (finished with stylish, durable laminate flooring) and you'll find a home designed for effortless entertaining. The heart of the house is the expansive kitchen/dining room. It's a bright, contemporary space featuring wall and base units, ample room for all your appliances, and a handy understairs storage area to keep things clutter-free. For those who love indoor-outdoor living, double-glazed French doors lead directly out to the rear garden. This southerly facing sanctuary features a low maintenance garden—perfect for morning coffees or weekend BBQs—enclosed by fencing, making it a safe haven for children to play. Rear access gate. Also on this floor is a versatile fourth bedroom. With its window to the front aspect and carpeted flooring, it's the ideal spot for a quiet home office, a playroom, or a cozy guest bedroom. A cloakroom/WC completes the ground floor layout.

The First Floor:

Take the stairs to the first floor, where the living room immediately steals the show. A window frames a fantastic view over the local Barton cricket pitch, giving the room a bright, airy feel and a unique sense of space. It's the perfect spot to unwind at the end of the day. This floor also houses Bedroom 3—a comfortable double—and the main family bathroom. The bathroom has a three-piece suite including a panelled bath with shower.

The Second Floor:

The top floor landing provides access to a large airing cupboard and a loft hatch for even more storage. The principal bedroom is a true standout, newly carpeted and again boasting those lovely views over the cricket pitch. It features its own private en-suite with a shower, WC and basin. Bedroom 2 is another well-proportioned room.

Garage - Situated nearby on Cricketers Green and an allocated parking space.

Further Information - Tenure - Freehold. Flood Risk - Very Low. Council Tax Band D (£2350 per year). Mains services - Gas, water, electric, drainage. Mobile coverage - 3g / 4g - average on all networks. According to BT OpenReach, Full Fibre Broadband is available to order. General construction - brick.