

CHRISTOPHER SCALES

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**Barnfield Road, Paignton**

**£325,000**



With sea views across the bay, the property offers a spacious semi-detached family home with well-presented accommodation.

Approached from the road a gravel driveway provides ample off-road parking and leads to a covered storm porch. Once inside, the reception hallway leads to a sitting room to the front aspect with bay window and sea views, a dining room, a stunning kitchen/breakfast room with central island & breakfast bar, a utility room and ground floor WC. On the first floor, a spacious landing leads to three bedrooms and a four-piece bathroom/WC. The property offers further potential to create additional accommodation by converting the loft with adequate space on the landing for a staircase (subject to any necessary consents). To the rear of the property is an enclosed garden partly laid to block paved patio and with a lawned area extending to the rear boundary. The block paved patio continues around the property to a detached workshop and a gated side access.

**The accommodation comprises:** Covered storm porch with light point and uPVC obscure glazed door to

**RECEPTION HALLWAY** - 3.68m x 2.24m (12'1" x 7'4") Pendant light point, stairs with handrail to first floor, radiators with thermostat control, telephone point, under stairs storage cupboards, further storage cupboard with shelving. Doors to

**SITTING ROOM** - 4.14m x 4.14m (13'7" x 13'7") Pendant light point, uPVC double glazed bay window to front aspect with sea views, radiator with thermostat control, feature fireplace with tiled hearth and decorative timber surround, TV connection point, telephone point, opening to

**DINING ROOM** - 3.78m x 3.76m (12'5" x 12'4") Pendant light point, picture rails, uPVC double glazed window overlooking the rear garden, fitted cupboards to chimney recess, radiator with thermostat control, door to hallway.

**KITCHEN/BREAKFAST ROOM** - 4.14m x 3.63m (13'7" x 11'11") Directional spotlights, uPVC double glazed windows to rear and side, radiator with thermostat control. Fitted kitchen with a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for range style gas cooker with extractor over, tiled surrounds, matching eyelevel cabinets, space for American style fridge freezer, breakfast bar with cupboards and drawers below. Door opening to rear garden.

**UTILITY** - 2.39m x 1.47m (7'10" x 4'10") Pendant light point, uPVC double glazed window to front aspect. Comprising base units with work surface over and inset circular sink, cupboard housing the combination boiler, space for under worktop appliance, space and plumbing for washing machine, radiator with thermostat control, door to hallway.

**GROUND FLOOR WC** - 1.22m x 0.97m (4'0" x 3'2") Light point, vanity unit with inset wash hand basin, close coupled WC.







**FIRST FLOOR LANDING** - 2.59m x 2.54m (8'6" x 8'4") Light point, uPVC double glazed window to side aspect with sea views to Torquay, access to loft space, doors to

**BEDROOM ONE** - 4.47m x 3.51m (14'8" x 11'6") Coved ceiling with pendant light point, uPVC double glazed bay window to front aspect with far reaching sea views across the bay, taking in both Torquay and Brixham, radiator with thermostat control, feature tiled fireplace.

**BEDROOM TWO** - 3.51m x 3.51m (11'6" x 11'6") Coved ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, feature tiled fireplace.

**BEDROOM THREE** - 2.57m x 2.54m (8'5" x 8'4") Coved ceiling with pendant light point, uPVC double glazed window to front aspect with far reaching sea views across the bay taking in Torquay harbourside and Marina to Berry Head at Brixham, radiator with thermostat control.

**BATHROOM/WC** - 2.51m x 1.96m (8'3" x 6'5") Light point, extractor fan, uPVC obscure glazed windows, comprising freestanding 'ball and claw foot' roll top bath with shower attachment over, separate shower cubicle with sliding doors, pedestal wash and basin, close coupled WC, heated towel rail.

## OUTSIDE

### FRONT

To the front of the property is a large gravel driveway providing off-road parking comfortably for three vehicles.

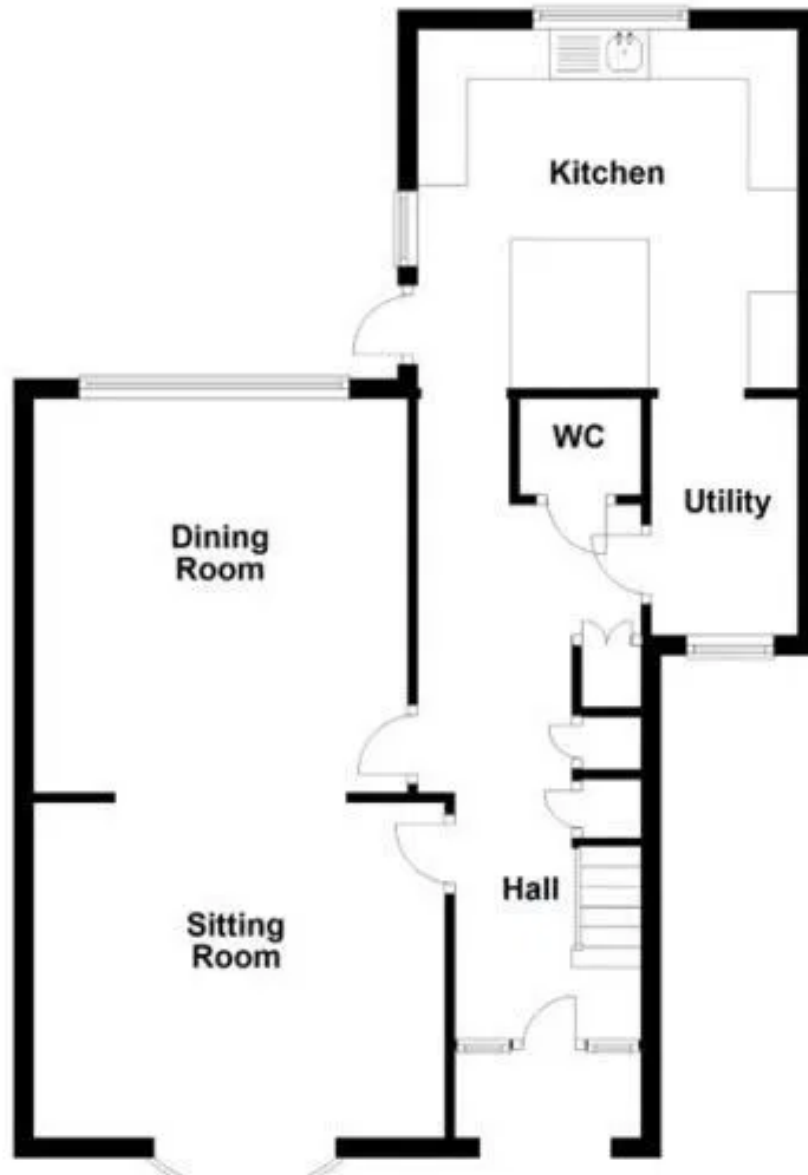
### REAR

To the rear of the property and accessed from the kitchen/breakfast room is a good-sized enclosed garden with a block paved patio, the remainder is laid to lawn and enclosed by timber fence and hedgerow with gated access to the side.

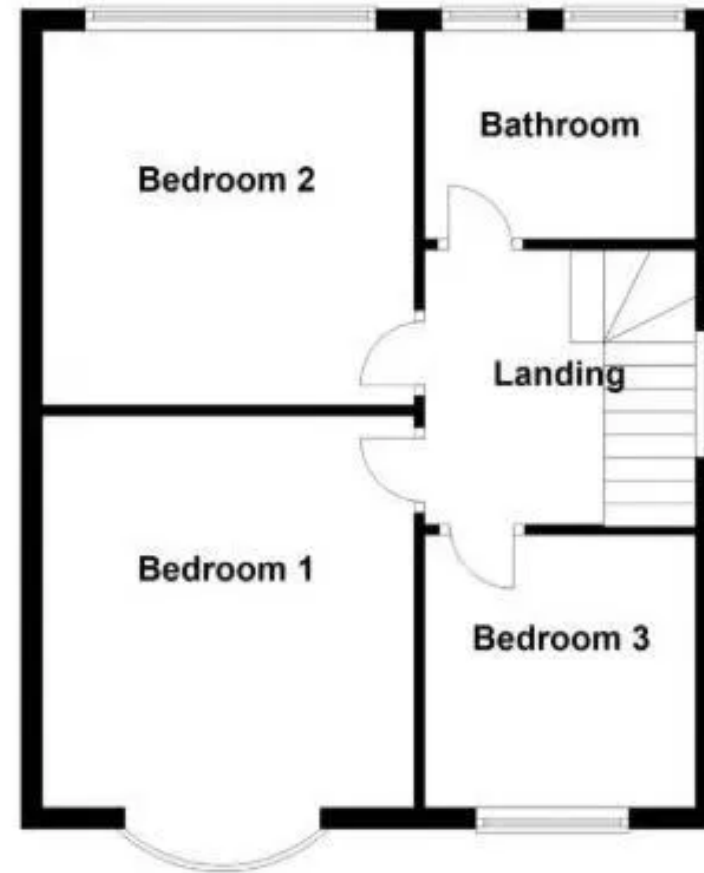
**DETACHED WORKSHOP** - 5.49m x 3.05m (18'0" x 10'0") Double timber doors, windows to sides.



Ground Floor



First Floor



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