



Asking Price Of £280,000

Blackbrook Avenue,
Paignton, TQ4 7ND

A substantially sized three bedroom family home located in the highly desirable Broadsands park location of Paignton. The property comprises of a welcoming porch, a large living room, a spacious kitchen/diner, three double bedrooms, a sizeable family bathroom, sunny rear gardens, off road parking and a garage. The home is perfectly situated within easy reach of both primary and secondary schools, South Devon college, local shops, doctors and pharmacies, bus links and more.



ENTRANCE A uPVC double glazed front door opens into a wide and welcoming entrance porch featuring double glazed side windows, overhead lighting and a secondary door providing access to the main accommodation.

LIVING ROOM A bright and spacious living room positioned at the front of the property offering generous proportions. Floor to ceiling windows allow an abundance of natural light, TV and internet points and a vertical gas central heating radiator.

KITCHEN / DINER A spacious and well appointed kitchen boasting a comprehensive range of wall, base and drawer units with roll edge work surfaces. Features include a 1 1/2 bowl stainless steel sink with drainer, range style gas cooker with gas hob and extractor hood above, tiled splash back, and space and plumbing for a washing machine and fridge freezer. There is ample room for a 6 seater dining table. A uPVC double glazed window and two uPVC double glazed doors provide access to the rear garden.

FIRST FLOOR

BEDROOM ONE A wonderfully large master bedroom to the front of the property, offering excellent space and sea glimpses. Features include deep wardrobes, a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A second generously sized double bedroom overlooking the sunny rear garden, with a uPVC double glazed window and gas central heating radiator.

BEDROOM THREE A third spacious double bedroom enjoying sea views across Paignton. Benefits include a uPVC double glazed door leading to the sun terrace, additional uPVC double glazed windows and a gas central heating radiator.

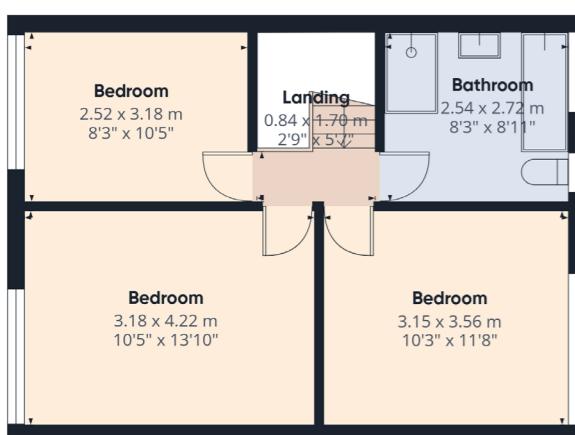
BATHROOM A well proportioned family bathroom comprising a low level WC, pedestal wash hand basin, panelled bath, and a walk in double shower. Fully tiled walls, extractor fan, uPVC obscure double glazed windows, and a chrome heated towel rail complete the space.

OUTSIDE

REAR GARDEN A sunny rear garden featuring a decked seating area accessed directly from the kitchen/diner leading to a further lawned section.

GARAGE Garage with metal up and over door, overhead lighting and power points.

PARKING Off road parking for a vehicle is available at the front of the property leading directly to the garage.



Address 'Blackbrook Avenue, Paignton, TQ4 7ND'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '65 | D'

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