

CHRISTOPHER SCALES
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Barton Drive, Paignton

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

£300,000

With far reaching sea views across Torbay, this extended family home offers good sized accommodation with a large rear garden, garage and parking. To arrange a viewing, when calling please quote CS1097.

Approached from the road a driveway provides off road parking and leads to the attached garage. Once inside, a spacious reception hall leads to the ground floor accommodation which comprises a sitting room, dining room, kitchen, rear hall and WC. On the first floor the landing leads to three double bedrooms, one with ensuite, and the family bathroom. Outside is an enclosed garden to the front and a large rear garden with sea views.

An internal inspection is highly recommended in order to appreciate the accommodation on offer.

THE ACCOMMODATION COMPRISES: Covered entrance and UPVC obscure glazed door to:

RECEPTION HALL - 2.92m x 1.83m (9'7" x 6'0") Maximum measurements. Wall light points, stairs with hand to first floor, radiator with thermostat control, telephone point, UPVC double glazed windows to front aspect, doors to:

SITTING ROOM - 5.31m x 3.63m (17'5" x 11'11") Coved ceiling with light point, wall light points, UPVC double glazed window to front aspect, radiator with thermostat control, fireplace with inset gas fire, TV connection point, archway to:

DINING ROOM - 3.99m x 3.61m (13'1" x 11'10") Coved ceiling with light point, wall light points, UPVC double glazed window to rear aspect with far reaching sea views towards Torquay, radiator with thermostat control, TV connection point.

KITCHEN/DINER - 5.28m x 3.43m (17'4" x 11'3") Maximum measurements. Inset spotlights, UPVC double glazed windows to front and rear aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, space for electric cooker, space and plumbing for washing machine, under stairs storage, door to:

REAR HALL - 3.76m x 1.02m (12'4" x 3'4") Light points, UPVC double glazed window to rear aspect with sea views, wall mounted electric heater, UPVC double glazed door opening onto the rear garden, door to garage, door to:

WC - 1.68m x 0.79m (5'6" x 2'7") Light point, UPVC obscure glazed window, tiled walls, WC.

FIRST FLOOR LANDING Smoke detector, hatch to loft space, UPVC double glazed window to rear aspect with sea views, cupboard housing the boiler with slatted shelving, doors to:

BEDROOM ONE - 3.99m x 3.63m (13'1" x 11'11") Coved ceiling with spotlights, UPVC double glazed window to rear aspect with far reaching sea views towards Torquay, radiator with thermostat control, fitted bedroom furniture comprising wardrobes, bedside tables and chest of drawers, door to:





BEDROOM TWO - 3.45m x 3.3m (11'4" x 10'10") Coved ceiling with wall light points, UPVC double glazed window to front aspect, radiator with thermostat control, fitted bedroom furniture.

BEDROOM THREE - 3.66m x 3.33m (12'0" x 10'11") Maximum measurements. Coved ceiling with wall light points, UPVC double glazed window to front aspect, radiator with thermostat control, built in wardrobe.

BATHROOM/WC - 2.39m x 1.88m (7'10" x 6'2") Light point, UPVC obscure glazed window. Comprising panelled bath with shower over, wash hand basin, WC, radiator with thermostat control.

OUTSIDE

FRONT - At the front of the property is a lawned garden, enclosed by low level block wall. A concrete driveway to the side provides off road parking and leads to a single garage.

REAR - To the rear of the property is a good sized garden with a large patio area accessed from the rear hall. This leads onto an enclosed lawned space with sea views and access to a further lawned space with garden shed.

GARAGE - 5.74m x 2.87m (18'10" x 9'5") Maximum measurements. Electric up and over door, UPVC double glazed door to side and door to rear hall. Light point and power sockets, cold water tap. Gas meter.

USEFUL INFORMATION

Tenure – Freehold

Age - Unverified

Heating - Gas central heating

Drainage - Mains

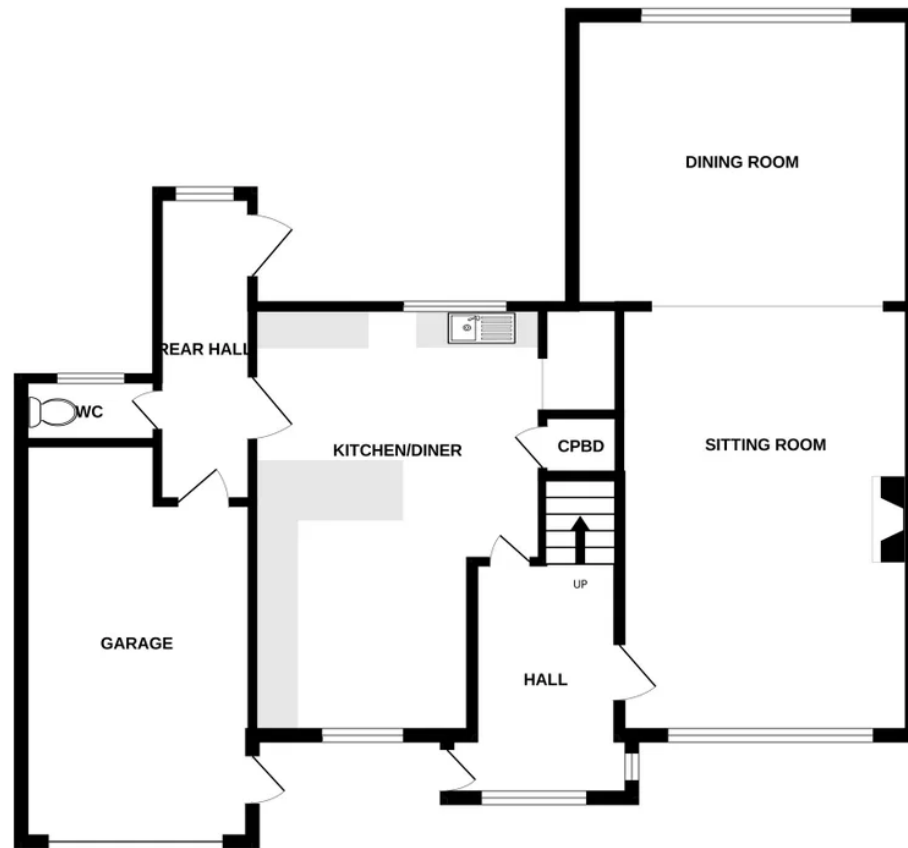
Windows - Double glazed

Council Tax - Tax band B

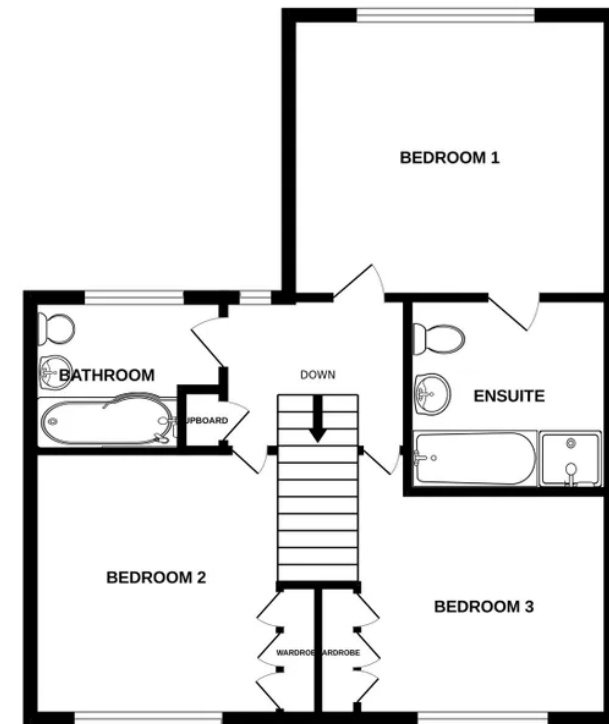
EPC Rating - D/60 potential - C/79



GROUND FLOOR



1ST FLOOR



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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