



Juniper Close, Berry Acres, Paignton, TQ4 7UA

EricLloyd
&Co.

EricLloyd
&Co.

www.ericlloyd.co.uk

£289,950 Freehold

Located on the popular Berry Acres development in Paignton this modern and very well presented **THREE BEDROOM SEMI DETACHED HOUSE**, ideally positioned close to a wide range of amenities. Local supermarkets, schools and South Devon College are all within easy reach, making this an excellent choice for families, professionals or those seeking a convenient yet comfortable lifestyle.

Built in 2021, the property benefits from the remainder of a 10-year NHBC warranty, providing reassurance and peace of mind for the next owners.

This attractive home is the sought-after 'Ellerton' design and offers well-planned accommodation arranged over two floors. Externally, the property enjoys parking for two vehicles on a driveway positioned to the side of the house, along with the added benefit of an electric vehicle charging point, catering perfectly for modern living.

The accommodation begins with a welcoming entrance hall, setting the tone for the rest of the property. The lounge is positioned to the front of the house and features a pleasant outlook, along with the practical addition of a USB plug point. This is a comfortable and inviting space, ideal for relaxing at the end of the day. From the lounge, an inner hallway provides access to a generously sized understairs storage cupboard and a convenient Cloakroom/W.C.

The heart of the home is undoubtedly the impressive kitchen/dining room, which spans the rear of the property. This bright and sociable space benefits from French doors and an additional window opening directly onto the enclosed rear garden, allowing plenty of natural light to flow through. The kitchen itself is fitted with an excellent range of wall and base units, complemented by attractive wood-effect worktops. A comprehensive selection of integral appliances is included, comprising a fridge/freezer, slimline dishwasher and washer/dryer. There is also a built-in electric oven with hob and cooker hood over. The Ideal boiler is neatly concealed, and additional USB sockets enhance the practicality of this well-designed room.

On the first floor, the property offers three well-proportioned bedrooms and a family bathroom. The principal bedroom is located to the front and features built-in wardrobes along with a modern en suite shower room. The en suite is fitted with a double-sized shower enclosure with an independent electric shower, pedestal washbasin and close-coupled W.C. Bedrooms two and three are positioned to the rear of the property and enjoy a pleasant semi-rural outlook, adding to the overall sense of calm and privacy.

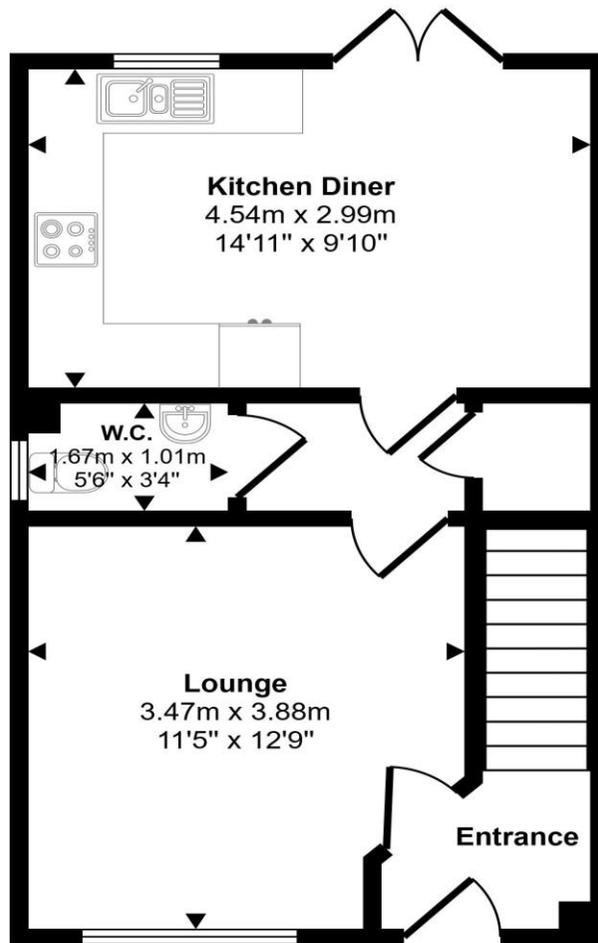
The family bathroom is fitted with a contemporary white suite, comprising a bath with mixer tap and shower attachment, pedestal washbasin and close-coupled W.C.

Outside, the front of the property features a small, easy-to-maintain garden. The enclosed rear garden is ideal for both relaxation and entertaining, with a decked seating area adjacent to the house, a further patio, and a level lawn. A garden shed provides useful storage, and a gate offers direct access to the driveway.

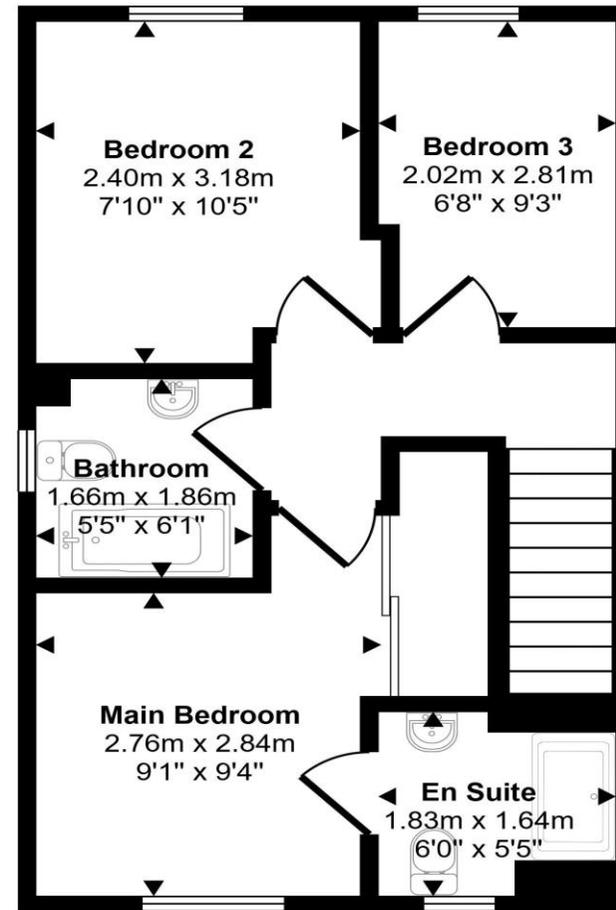
A stylish, modern home presented in excellent condition throughout, combining practical features with contemporary design in a popular and convenient location. Internal viewing highly recommended.



Approx Gross Internal Area
74 sq m / 796 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 37 sq m / 399 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: C

AGENTS NOTES: Warwick Estates collect a maintenance charge of £270 per annum for maintenance of communal areas on Berry Acres.

The Ofcom website indicates that standard superfast and ultrafast broadband is available and that mobile performance is as follows: THREE 82% /EE 78% /VODAPHONE 70% /o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.