



Guide Price £230,000 - £240,000

Berry Avenue,  
Paignton, TQ3 3QN

A well presented three bedroom end of terraced property located just 0.7 miles from Paignton town. The property comprises of a welcoming inner hallway, a spacious kitchen/diner, a bright and airy living room, three bedrooms, a family bathroom and sunny rear gardens. The home is ideally situated within easy reach of schools, supermarkets, bus links, Paignton town, and more. The home is being offered for sale with no onward chain!



**ENTRANCE HALL** A uPVC double glazed front door opens into a spacious and welcoming entrance hall, providing access to the principal ground floor rooms. Stairs rise to the first floor, while an understairs storage cupboard and an additional cupboard housing the combination boiler offer practical storage solutions. Finished with a gas central heating radiator.

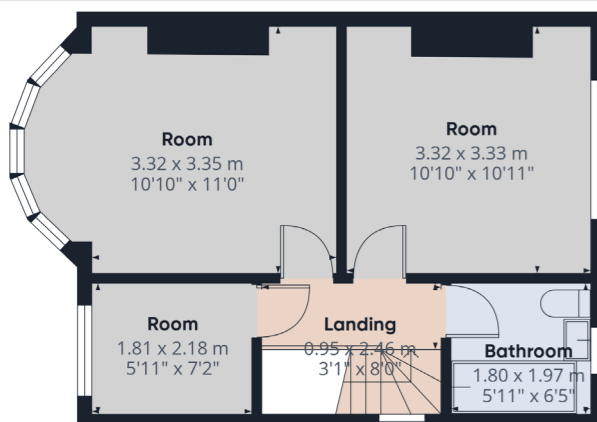


**LIVING ROOM** A bright and generously proportioned living room enjoying delightful sea views across to Torquay. The room features an attractive electric fireplace, TV and broadband points, a uPVC double glazed bay window, and a gas central heating radiator.

**KITCHEN/DINING ROOM** A spacious and light filled kitchen/dining room fitted with a comprehensive range of matching wall, base and drawer units complemented by roll edge work surfaces. The kitchen incorporates a stainless steel sink and drainer, an electric single oven with integrated grill, an integral fridge and freezer and a four ring gas hob with extractor hood over. Additional features include a tiled splashback, exposed floorboards, a gas central heating radiator, and ample space for a 6 seater dining table. Dual uPVC double glazed windows and a matching door provide direct access to the rear garden.



Floor 0



Floor 1

## FIRST FLOOR

**BEDROOM ONE** A spacious and light filled principal bedroom boasting stunning sea views across Torquay and towards Thatcher Rock. Features include a uPVC double glazed bay window and a gas central heating radiator.

**BEDROOM TWO** A generously sized double bedroom overlooking the sunny south west facing rear garden. Complete with a uPVC double glazed window and a gas central heating radiator.

**BEDROOM THREE** A well proportioned single bedroom, ideal as a home office, nursery or study. Featuring a uPVC double glazed window and a gas central heating radiator.

**BATHROOM** Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, and a panelled bath with shower over. The bathroom is finished with tiled walls, a uPVC obscure double glazed window, and a chrome heated towel rail.

## OUTSIDE

**REAR GARDEN** The attractive south west facing rear garden has been thoughtfully landscaped for ease of maintenance and outdoor enjoyment. A paved patio accessed directly from the kitchen, provides the perfect space for entertaining and al fresco dining. Steps lead to a gravelled seating area before continuing to a lawned section, creating a variety of outdoor spaces. A block built storage shed benefits from plumbing for a washing machine, while gated side access adds further convenience.

Address 'Berry Avenue, Paignton, TQ3 3QN'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '66 | D'

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