







Taylors
sales & lettings

Offers Over £250,000

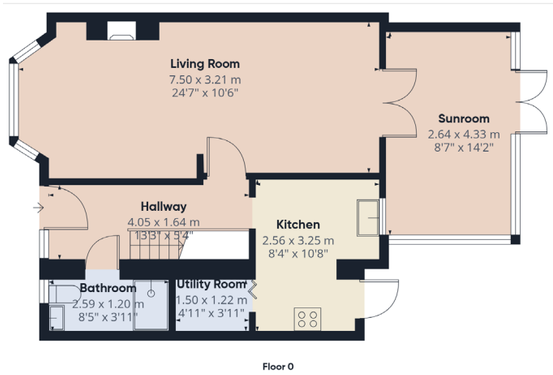
Barton Avenue,
Paignton, TQ3 3JQ

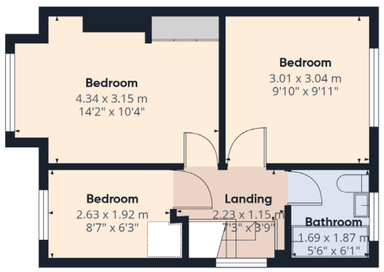
A spacious three bedroom family home located 0.7 miles from Paignton town. The property features a welcoming entrance hallway, a spacious open plan lounge/diner, a kitchen, a useful sunroom, a downstairs shower room, three bedrooms, a family bathroom, sunny rear Gardens and off road parking. The property is ideally situated within easy reach of schools, shops, doctors and pharmacies, Paignton town, bus links and more. Making this an ideal family home.

www.taylorsestates.co.uk
info@taylorsestates.co.uk
01803 663561









ENTRANCE HALLWAY A UPVC double glazed front door opens into a welcoming entrance hallway, featuring stairs rising to the first floor, doors leading to the adjoining rooms, a useful under stairs storage cupboard and a gas central heating radiator.

LOUNGE/DINER A wonderfully spacious and light filled lounge/dining room, offering ample space for a range of furnishings. The room features an attractive fireplace with a granite hearth, internet and TV points, a UPVC double glazed bay window overlooking the front aspect, a gas central heating radiator and doors opening seamlessly into the sunroom.

SUNROOM A spacious and versatile sunroom overlooking the low maintenance rear garden, providing an ideal additional reception space, sitting room or playroom. The room benefits from double aspect UPVC double glazed windows and French doors opening directly onto the rear garden.

KITCHEN The kitchen is fitted with a range of wall, base and drawer units complemented by work surfaces over. Further features include a stainless steel sink, an electric range style cooker with induction hob and extractor hood above, space and plumbing for a fridge freezer, washing machine and dishwasher, together with a fitted larder cupboard. A UPVC double glazed door provides external access, while an additional door leads through to the separate laundry room.

LAUNDRY ROOM A practical and useful addition to the home offering space for a tumble dryer, work surfaces and hanging rails, together with a wall mounted combination boiler and overhead lighting.

SHOWER ROOM A convenient downstairs shower room comprising a low level WC, a vanity wash hand basin with fitted storage beneath and a walk in double shower. Complementary tiled walls, a UPVC obscure double glazed window and a chrome heated towel rail.

FIRST FLOOR

BEDROOM ONE A bright and spacious principal bedroom enjoying an attractive front aspect, with sea views across Paignton towards Torquay. The room benefits from a UPVC double glazed bay window, built in mirrored wardrobes and a gas central heating radiator.

BEDROOM TWO A second generously sized double bedroom overlooking the rear garden, featuring built in wardrobes, a UPVC double glazed window and a gas central heating radiator.

BEDROOM THREE A versatile single bedroom positioned to the front of the property, ideally suited for use as a child's bedroom, home office or study. The room also benefits from a UPVC double glazed window and a gas central heating radiator.

FAMILY BATHROOM The family bathroom comprises a low level WC, pedestal wash hand basin and a panelled bath with shower attachments above. Additional features include tiled walls, a UPVC obscure double glazed window and a gas central heating radiator.

OUTSIDE The rear garden has been designed with ease of maintenance in mind, featuring a generous artificial lawn accessed directly from the sunroom, leading onto a large patio area. This provides an excellent space for outdoor dining, entertaining and relaxation. To the front of the property, there is off road parking for two vehicles.

Address 'Barton Avenue, Paignton, TQ3 3JQ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'