



GUIDE PRICE OF £275,000 - £290,000

Barnfield Road,  
Paignton, TQ3 2JU

A spacious three bedroom semi detached family home located within a quiet cul-de-sac just 0.6 miles from Paignton town. The property boasts a welcoming inner hallway, a cosy living room, a beautiful and luxurious kitchen/diner, three bedrooms, a family bathroom, sunny rear gardens and off road parking. The home is perfectly situated within easy reach of Oldway and Sacred Heart primary schools, local shops, doctors and pharmacies, Oldway mansions, bus links and more.





**ENTRANCE HALL** A uPVC double glazed front door opens into a bright and welcoming inner hallway. Stairs rise to the first floor, with doors providing access to the principal ground floor rooms. Obscure side windows allow an abundance of natural light to flood the space.

**KITCHEN / DINER** A beautifully presented, newly fitted contemporary kitchen/diner featuring a comprehensive range of wall, base and drawer units topped with elegant quartz work surfaces. The kitchen is equipped with a Belfast style porcelain sink, eye level integrated electric double oven with grill and microwave, induction hob, and integrated fridge/freezer and dishwasher. Overhead spotlighting, ample space to accommodate a 6 seater dining table. A uPVC double glazed window overlooks the garden, with bi-folding doors opening directly onto the rear garden. A gas central heating radiator.

**LIVING ROOM** A cosy and stylish living room positioned to the front of the property featuring attractive herringbone oak flooring, an oak mantelpiece with shelving to either side, TV point, uPVC double glazed bay window and a gas central heating radiator.

## FIRST FLOOR

**BEDROOM ONE** A spacious master bedroom to the front aspect enjoying stunning sea views across Paignton. The room benefits from built in wardrobes and drawers, a uPVC double glazed window and a gas central heating radiator.

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

**BEDROOM THREE** A well sized single bedroom, ideal for use as a child's room, home office or hobby space. The room enjoys beautiful sea views, a uPVC double glazed window and a gas central heating radiator.

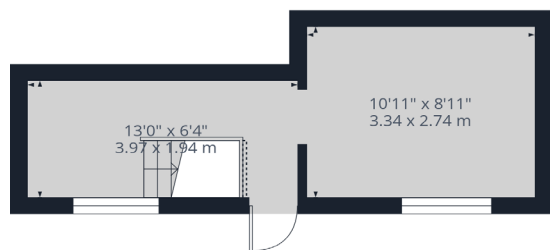
**BATHROOM** A modern family bathroom comprising a low level WC, vanity wash hand basin with storage below, and a bath with shower attachments and glass shower screen. Finished with contemporary tiling, an obscure uPVC double glazed window, matte grey heated towel rail and an LED illuminated mirror.

## OUTSIDE

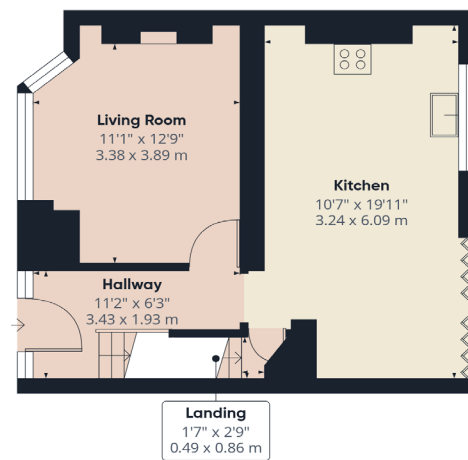
**REAR GARDEN** A sun soaked, west facing rear garden offering excellent potential for further landscaping. Currently laid mainly to lawn with a side patio area and a pebble stone section, providing a blank canvas for outdoor enjoyment.

**PARKING** Off road parking is available to the front of the property for one vehicle.

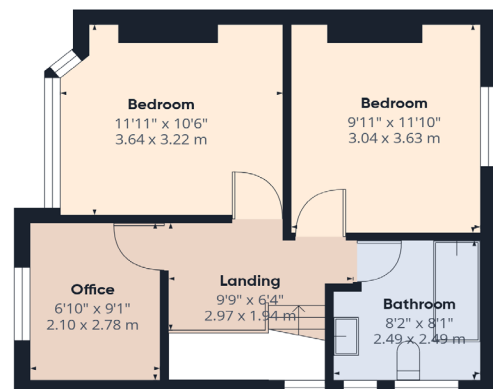
**BASEMENT** Accessed via an internal door from the kitchen, the basement offers generous storage space and includes plumbing for a washing machine, a Worcester combination boiler, fuse box, uPVC double glazed windows and a door providing direct access to the garden.



Floor 0



Floor 1



View

Address 'Barnfield Road, Paignton, TQ3 2JU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '64 | D'

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