



Taylor's
sales & lettings

Guide Price £230,000 - £245,000

Barnfield Road,
Paignton, TQ3 2JX

A well presented two bedroom semi detached bungalow located within a quiet cul-de-sac less than a mile from Paignton town. The property comprises of a welcoming inner porch that leads through to the inner hallway, a bright and cosy living room, a modern kitchen, two double bedrooms, a contemporary shower room, wonderfully large rear gardens and a basement/utility. The property is ideally situated within easy reach of schools, bus links, the ring road, Paignton town, shops and more. The bungalow is being offered for sale with no onward chain!



ENTRANCE PORCH A uPVC double glazed front door opens into a welcoming entrance porch, providing ample space for coats and shoes, with side uPVC double glazed windows and a secondary door leading into the main hallway.

HALLWAY An inviting entrance hallway with doors leading to the adjoining rooms, loft hatch, overhead lighting and a gas central heating radiator.

LIVING ROOM A warm and cosy living room offering ample space for a range of furnishings, with a TV point, gas central heating radiator and uPVC double glazed window overlooking the sunny rear garden. A door provides a seamless connection into the kitchen.

KITCHEN A modern fitted kitchen boasting a range of matching overhead, base and drawer units with complementary work surfaces over. Features include a stainless steel sink with drainer, an integrated electric single oven with grill, electric hob with extractor hood above and integrated dishwasher. There is also a tall standing fridge freezer, complementary tiled splashback, gas central heating radiator and uPVC double glazed window overlooking the rear aspect.

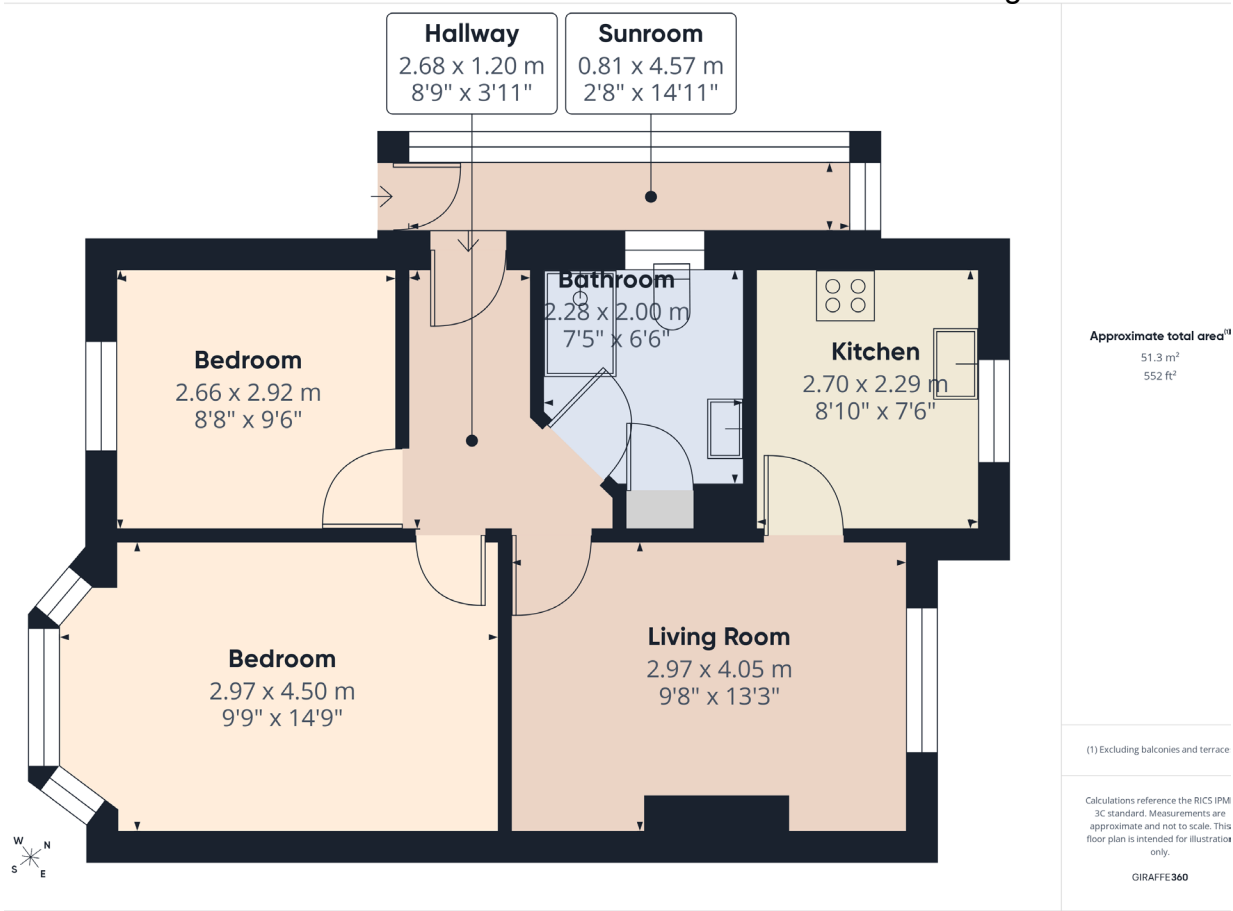
BEDROOM ONE A generously proportioned master bedroom positioned to the front of the property, featuring built in wardrobes, a uPVC double glazed bay window overlooking the front gardens and a gas central heating radiator.

BEDROOM TWO A second generously sized double bedroom, also enjoying a front facing aspect overlooking the front gardens, with a uPVC double glazed window and gas central heating radiator.

SHOWER ROOM A contemporary shower room comprising a low level flush WC, vanity wash hand basin with useful storage beneath and a walk in double shower. The room is finished with modern coastal inspired tiling, a mirror fronted medicine cabinet that has heated mirrors and Bluetooth, brass heated towel rail and a deep fitted storage cupboard.

OUTSIDE The garden is undoubtedly a standout feature of the property. The incredibly large rear garden is predominantly laid to lawn and complemented by a patio area, ideal for alfresco dining and entertaining. Offering a fantastic blank canvas, the garden provides an abundance of space and potential for the new owners to create their ideal outdoor space. Within the garden is a large basement with full height headroom, currently utilised as both storage and a useful utility area. The space benefits from plumbing and provision for a washing machine and tumble dryer, together with housing the recently installed boiler.

AGENTS NOTE The vendor has advised us the boiler and electrics are just a few years old, they have had a new boiler, radiators and electrics fitted. The sellers have also had a new roof fitted with skylines.



Address 'Barnfield Road, Paignton, TQ3 2JX'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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