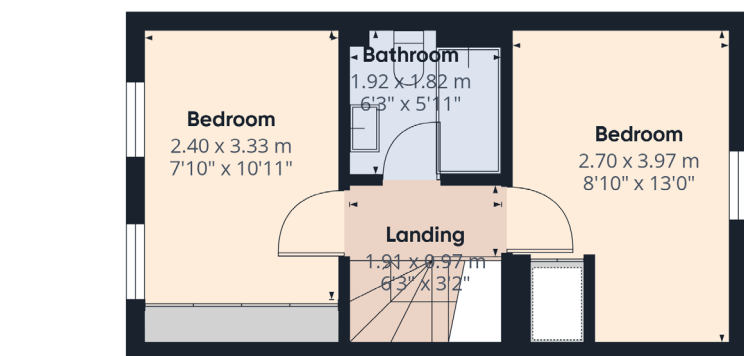
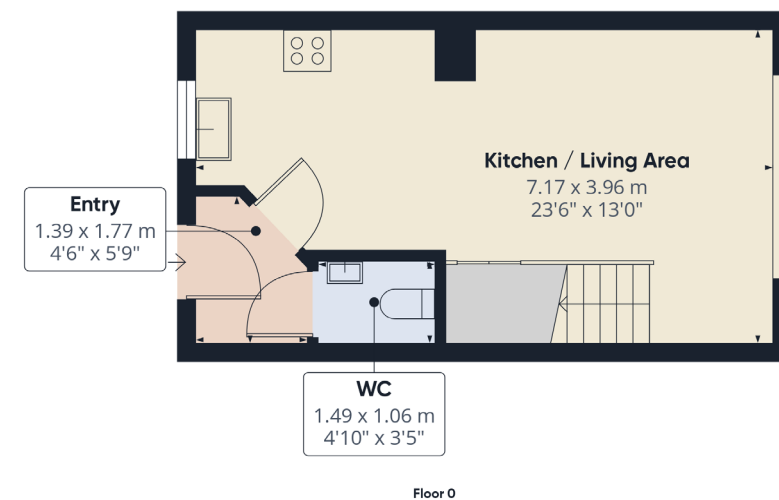




Asking Price Of £250,000

Blackberry Close,
Paignton, TQ4 7UB

A beautifully presented two bedroom home situated within the popular Berry Acres development in Paignton. The property offers well proportioned and versatile accommodation comprising a welcoming entrance hallway, useful ground floor cloakroom, spacious open plan kitchen/diner/living room, two generous double bedrooms and a modern family bathroom. Externally the property benefits from a sunny landscaped rear garden designed for ease of maintenance, together with allocated parking. Ideally positioned within easy reach of local schools, supermarkets, restaurants, bus links and a range of other amenities.



ENTRANCE A composite double glazed front door opens into a welcoming entrance hallway, with doors leading through to the ground floor accommodation and cloakroom. The hallway benefits from overhead lighting and a gas central heating radiator.

KITCHEN/DINER/LIVING ROOM A bright and spacious open plan living area, perfectly suited to modern living and entertaining. The kitchen comprises a range of matching wall, base and drawer units with work surfaces over, incorporating a stainless steel sink and drainer unit, electric oven with grill, hob with extractor hood over, integrated fridge freezer, dishwasher and washing machine. The living and dining area provides ample space for a range of furnishings and features a television point, gas central heating radiator and stairs rising to the first floor. uPVC double glazed French doors open seamlessly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

CLOAKROOM A useful ground floor cloakroom comprising a low level flush WC and pedestal wash hand basin.

FIRST FLOOR

BEDROOM ONE A spacious master bedroom enjoying a pleasant rear aspect with picturesque countryside views. The room offers ample space for a range of bedroom furnishings and benefits from a fitted storage cupboard, uPVC double glazed window and gas central heating radiator.

BEDROOM TWO A generously proportioned second double bedroom, again offering ample space for furnishings and featuring a uPVC double glazed window and gas central heating radiator.

BATHROOM A modern family bathroom fitted with a low level flush WC, pedestal wash hand basin and panelled bath with shower attachment over. The room benefits from complementary tiling, a useful mirrored medicine cabinet and gas central heating radiator.

OUTSIDE

REAR GARDEN A sunny and attractively landscaped rear garden, designed with ease of maintenance in mind. The garden features a paved patio area, ideal for alfresco dining and entertaining, with a pebble stone section to the side. Steps lead down to a further area of artificial lawn, together with a timber built shed providing useful storage.

ALLOCATED PARKING The property benefits from allocated parking.

Address 'Blackberry Close, Paignton, TQ4 7UB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '84 | B'

Taylor's Estate Agents
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