



Offers Over £240,000

Barton Road,
Paignton, TQ3 3JD

A beautifully presented two bedroom semi detached bungalow located within a quiet cul-de-sac, less than a mile from Paignton town. The bungalow comprises of an inner porch that leads through to hallway, a bright and cosy living room, a modern kitchen, a useful conservatory, two double bedrooms, a contemporary shower room, rear gardens and off road parking. The bungalow is ideally situated within easy reach of local shops, doctors and pharmacies, bus links, schools, Paignton town and more.



ENTRANCE PORCH A uPVC double glazed front door opens into a welcoming entrance porch, offering useful space for coats and shoes. The porch benefits from a further uPVC double glazed door providing access to the garden, along with an additional door leading through to the main hallway.

HALLWAY A welcoming inner hallway featuring doors leading to the adjoining rooms and a loft hatch.

LIVING ROOM A bright and cosy living room positioned to the front of the property, enjoying partial sea views across to Brixham. The room further benefits from a TV point and a gas central heating radiator.



KITCHEN A modern fitted kitchen comprising a range of wall, base and drawer units with roll edged work surfaces over. Features include a composite sink and drainer, an integrated electric single oven with grill, a four ring gas hob, an integrated slimline dishwasher and complementary tiled splashback. Further benefits include uPVC double glazed windows, a wall mounted combination boiler and a contemporary vertical gas central heating radiator. A uPVC double glazed door provides access to the conservatory.

CONSERVATORY A wonderfully spacious and versatile conservatory, currently arranged to provide a utility area alongside a comfortable seating space overlooking the rear garden. Triple aspect uPVC double glazed windows allow plenty of natural light, while a uPVC double glazed door opens directly onto the garden. A gas central heating radiator.



BEDROOM ONE A generously proportioned principal bedroom offering ample space for bedroom furnishings. uPVC double glazed sliding doors provide direct access to the conservatory, while a contemporary vertical gas central heating radiator completes the room.

BEDROOM TWO A well proportioned double bedroom situated to the front of the property, enjoying sea views towards Berry Head and Brixham. The room also benefits from a uPVC double glazed window and a gas central heating radiator.

SHOWER ROOM A stylish, modern shower room fitted with a low level WC, a vanity wash hand basin with useful storage beneath and a corner shower enclosure. Complementary contemporary tiling, an extractor fan, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE The sunny rear garden features a patio area, ideal for outdoor dining and entertaining, with the remainder predominantly laid to lawn and complemented by a variety of mature shrubs and established plants.

PARKING Off road parking is available to the front of the property.

Address 'Barton Road, Paignton, TQ3 3JD'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '68 | D'