



Berry Drive | Paignton | TQ3 3RD

Asking Price Of £219,950

A three bedroom home positioned at the end of a quiet cul-de-sac in Paignton. The property offers bundles of space with a welcoming entrance hallway, a large living room, a spacious kitchen/diner, a downstairs WC, three double bedrooms, a family bathroom and front and rear gardens. The home enjoys incredible sea views from Thatchers Rock Torquay across to Berry Head Brixham. Within a short walk you can access Paignton town, Oldway primary school, Oldway mansions, an array of shops and much more. The property is being sold with no onward chain!

- NO CHAIN!
- THREE DOUBLE BEDROOMS
- SPECTACULAR SEA VIEWS
- LARGE ACCOMMODATION
- CLOSE PROXIMITY TO PAIGNTON TOWN

**ENTRANCE HALLWAY** A uPVC double glazed front door opening into a bright entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, two deep fitted storage cupboards and a gas central heated radiator.

**WC** A low level flush WC, a wall mounted wash hand basin and a uPVC obscure double glazed window.

**LIVING ROOM**- 4.6m x 3.48m (15'1" x 11'5") A wonderfully spacious living room to the front aspect of the property with space for an abundance of furniture. Tv and internet points, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/DINER** - 5.33m x 3.66m (17'6" x 12'0") A bright and sizeable kitchen/diner boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, space and plumbing for a washing machine and fridge freezer, a large pantry cupboard, beautiful sea views, two uPVC double glazed windows, a uPVC double glazed door leading out to the sunny rear gardens and a gas central heated radiator.



## FIRST FLOOR

**BEDROOM ONE** - 4.57m x 2.64m (15'0" x 8'8") An incredibly sized master bedroom to the front aspect of the home. A deep fitted storage cupboard that could alternatively be used as a fitted wardrobe. Space for ample future, uPVC double glazed windows.

**BEDROOM TWO** - 3.71m x 2.69m (12'2" x 8'10") A further wonderfully generous double bedroom with breathtaking sea views from Brixham Berry Head across to Thatcher Rock, Torquay. Fitted wardrobe and a uPVC double glazed window.

**BEDROOM THREE** - 3.71m x 2.57m (12'2" x 8'5") Again a spectacularly large double bedroom again to the front aspect of the home. A fitted storage cupboard, bundles of space and a uPVC double glazed window.

**BATHROOM** A three piece suite boasting a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Complimentary tiled walls, a mirror fronted medicine cabinet and a uPVC obscure double glazed window.

Airing cupboard housing the Worcester boiler with fitted shelving.

**OUTSIDE** A south east facing rear garden that boasts incredible sea views across the bay. The garden is predominantly laid to lawn with a variety of mature shrubs and a patio section perfect for outdoor dining and enjoying the view.

Address 'Berry Drive, Paignton, TQ3 3<sup>RD</sup>'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '60 | D'

### Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.