



Barton Drive | Paignton | TQ3 3SH

Offers Over £285,000

A spacious two bedroom detached bungalow located within Paignton. The property offers ample space and comprises of a welcoming entrance hallway, a spacious living room, a large kitchen through to dining room, two sizeable double bedrooms, a modern family shower room, easy to maintain rear gardens and off road parking. The bungalow is positioned in an ideal spot and is within easy reach of Paignton town, supermarket, schools, doctors and pharmacies, bus links and more.

- DETACHED BUNGALOW
- AMPLE OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDENS
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES

ENTRANCE HALLWAY A uPVC double glazed front door opening into a welcoming entrance hallway with doors leading to the adjoining rooms, picture rails and a gas central heated radiator.

LIVING ROOM - 4.35m x 3.17m (14'3" x 10'4") A wonderfully bright and spacious living room to the front aspect of the property. Space for ample furniture, tv point, coving, uPVC double glazed bay window with distant sea views and a further uPVC double glazed window to the side aspect. Gas central heated radiator.

KITCHEN - 3.83m x 2.92m (12'6" x 9'6") A sizeable kitchen comprising a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, a gas range cooker with 8 ring gas hob above. Space and plumbing for a washing machine, dryer and fridge freezer. Wall mounted Logic + combination boiler, complimentary tile backsplash, uPVC double glazed window overlooking the well maintained rear gardens and a uPVC double glazed door leading out to the gardens. Gas central heated radiator.

DINING ROOM - 3.8m x 3.34m (12'5" x 10'11") A large family dining room with space for a 6/8 seater dining table. uPVC double glazed windows to the side aspects, a deep fitted storage cupboard, picture rails and a gas central heated radiator.

Address 'Barton Drive, Paignton, TQ3 3SH'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '58 | D'

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BEDROOM ONE - 4.94m x 2.95m (16'2" x 9'8") A brilliantly large master bedroom with space for a vast amount of furniture, uPVC double glazed windows overlooking the rear gardens and a gas central heated radiator.

BEDROOM TWO - 4.3m x 3.12m (14'1" x 10'2") A further generously sized double bedroom to the front aspect of the property with distant sea views. A uPVC double glazed bay window and a gas central heated radiator.

SHOWER ROOM A modern and sizeable shower room boasting a low level flush WC, a wall mounted wash hand basin and a walk in double shower unit. PVC panned walls, chrome heated towel rail and a uPVC obscure double glazed window.

OUTSIDE A sunny and enclosed rear garden that has been thoughtfully designed for ease of maintenance with the garden boasting a sizeable patio area ideal for alfresco dining and the rest of the gardens predominantly being laid with pebble stones. A variety of mature plants and shrubs, side gate access and an outdoor water tap.

PARKING Off road parking for up to 3 vehicles

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.