



Barton Avenue | Paignton | TQ3 3HY

Asking Price Of £230,000

A beautifully presented two bedroom semi detached bungalow located on the level and within easy reach of Paignton town centre and sea front. The property offers a lounge with French doors to the garden, a well proportioned kitchen with built in oven and hob, shower room and two double bedrooms all with double glazing and central heating. There is off road parking for two cars plus an enclosed sunny rear garden. Early viewing of this tastefully presented bungalow is essential!

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- DOUBLE GLAZING AND CENTRAL HEATING
- PARKING
- GARDENS

HALLWAY Double glazed front door. Radiator. Access to loft space which may be possible to convert into additional living accommodation subject to all planning consents and covenant releases etc.

LOUNGE - 3.7m x 3m (12'1" x 9'10") A bright room overlooking the rear garden with double glazed French doors leading to a sundeck. TV point. Radiator.

KITCHEN - 3.5m x 2.9m (11'5" x 9'6") (irregular shape) Another bright room enjoying distance country views across Paignton and fitted with a range of white wall and base units with granite effect worktops. There is a built-in glass electric hob with stainless steel oven and grill below and stainless steel Cooke and Lewis cooker hood with light over. Plumbing for washing machine. Space for tumble dryer. Double aspect double glazed windows. Ideal Instinct gas boiler for central heating and hot water. Space for fridge/freezer.



BEDROOM 1 - 3.8m x 3m (12'5" x 9'10") A double room with double glazed window to the front aspect. Radiator.

BEDROOM 2 - 3.8m x 3m (12'5" x 9'10") Another double bedroom with double glazed window to the front and radiator. **SHOWER ROOM** Fitted with a white suite comprising a corner shower cubicle with Triton electric shower fitment. Vanity unit with semi-recessed wash hand basin. Close coupled WC with dual flush. Acrylic wall panelling. Double glazed window. Radiator.

OUTSIDE

PARKING The front supplies off-road parking for two vehicles.

REAR To the rear is an enclosed garden enjoying a sunny aspect and distance country views. There is a decked area which can be accessed from the lounge with a few steps leading down to the lower garden area which also has artificial grass for ease of maintenance. Timber store shed with power. Side access to the front of the property.

Address 'Barton Avenue, Paignton, TQ3 3HY'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '51 | E'

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.