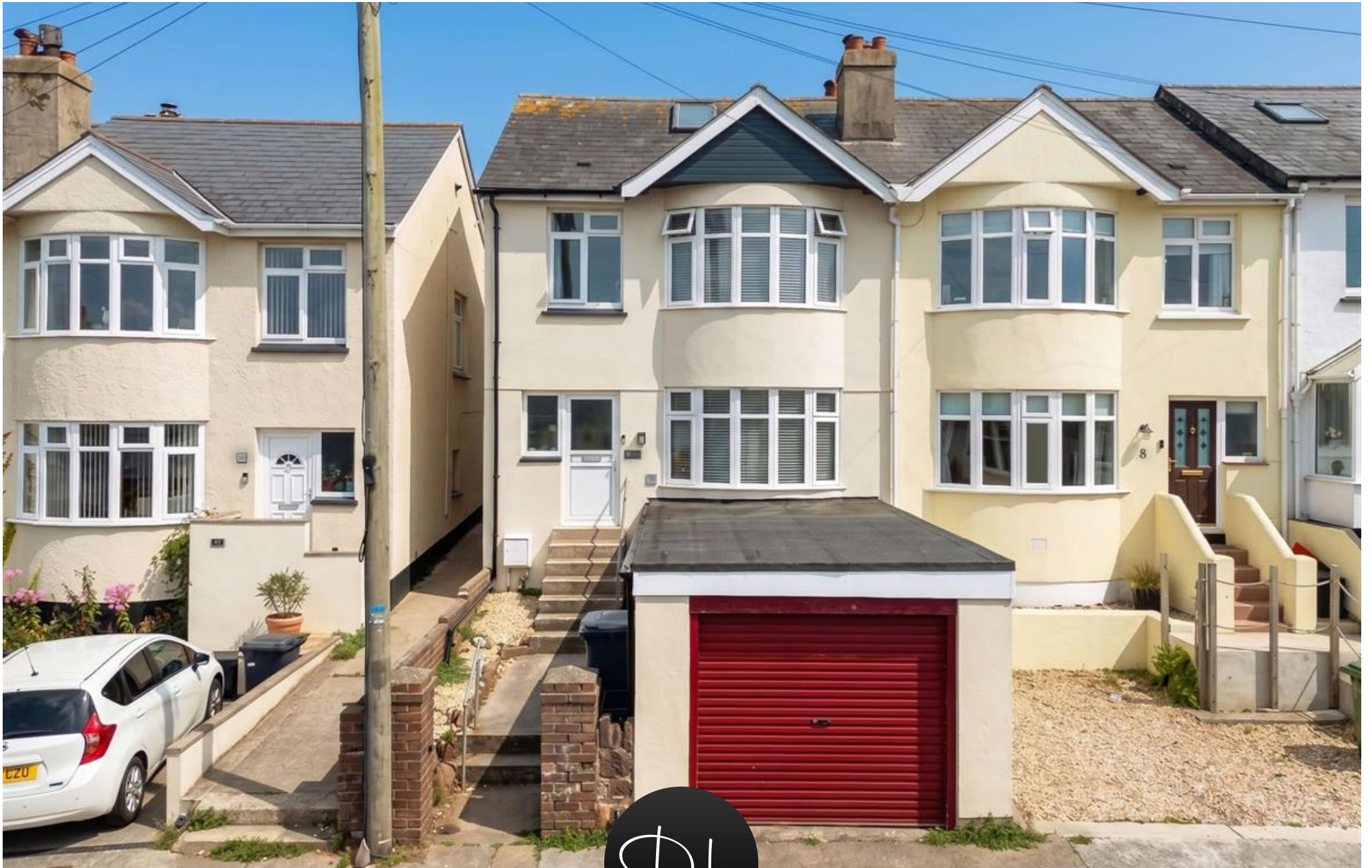




SUMMARY

Sea Views || Generous South-Westerly Facing Rear Garden || No Onward Chain || Stylish Open-Plan Kitchen & Dining Room || Garage with Power & Lighting || Quiet Cul-de-Sac Position || Less Than 1 Mile from Town Centre & Seafront || Well Presented Throughout

Visit our website for the current price:
www.danielhobbin.uk/P-RS1123/

Address: Barnfield Road, Paignton, TQ3 2JT

Property type: End of Terrace House

Tenure: Freehold

Council tax band: C

EPC: F

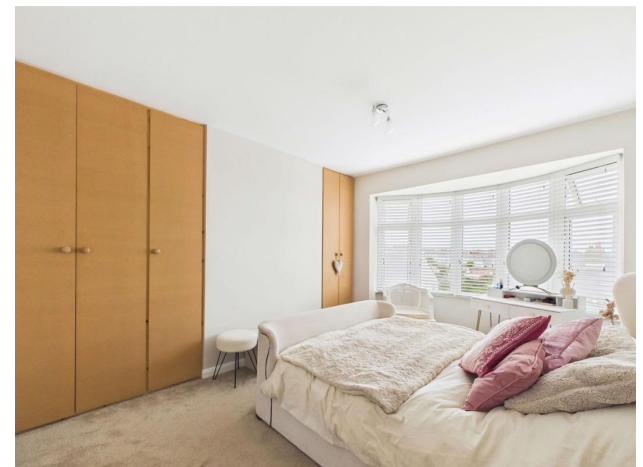
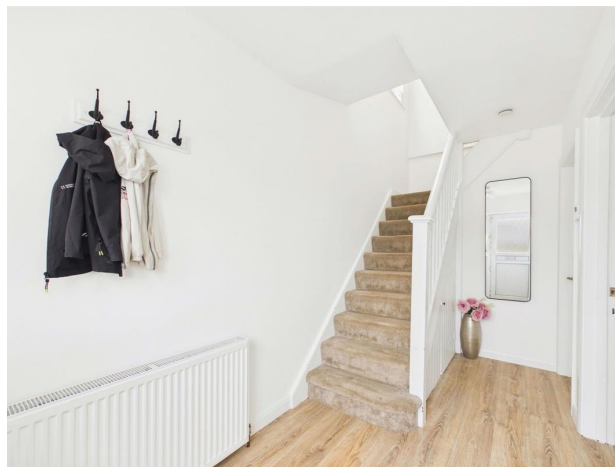
Bedrooms: 3

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.



**After your viewing,
how did we do?**

We'd love to hear about your experience with us.

Scan to leave a Google review.



Open your camera & scan

DESCRIPTION

Occupying a tucked-away position within a cul-de-sac, this well-presented three-bedroom family home offers comfortable accommodation in a convenient part of Paignton. The property is offered to the market with no onward chain, making it an appealing option for buyers seeking a straightforward move.

A particular feature of the home is the generous south-westerly facing rear garden, providing an attractive outdoor space with a favourable aspect for enjoying the afternoon and evening sun. The property also benefits from a garage with power and lighting, offering useful parking, storage or workshop potential.

Situated just off Marldon Road on the outskirts of Paignton, the property is well placed for access to the Torbay Ring Road, making it convenient for travel throughout Torbay and beyond. A parade of local shops, regular bus services and primary and secondary schools can also be found in the surrounding area.

Paignton town centre and seafront are located less than a mile away, placing a wide range of shops, amenities, leisure facilities and the coastline within easy reach.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Parking options: Garage

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband: 14Mbps download, 1Mbps upload

- * Superfast broadband: 51Mbps download, 11Mbps upload

- * Ultrafast broadband: 1800Mbps download, 220Mbps upload

- Networks in the area: Virgin Media, Openreach

Entering the Home: Steps rise alongside the garage to the main entrance, where a double-glazed door opens into a bright and welcoming hallway. Well presented throughout, the entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor and a central heating radiator. A useful understair cupboard offers additional storage and houses the gas combination boiler.

Living Room: A bright and generously proportioned living room, with a walk-in double glazed bay window to the front enjoying sea views and allowing plenty of natural light into the space. A stylish built-in media wall creates an attractive focal point and incorporates alcove shelving for display and storage, while a gas central heating radiator completes the room.

Kitchen & Dining Room: Beautifully presented open-plan kitchen and dining room, fitted with a stylish range of wall, base and drawer units beneath square-edged work surfaces. The kitchen includes a stainless steel sink with drainer positioned beneath a double-glazed window overlooking the rear

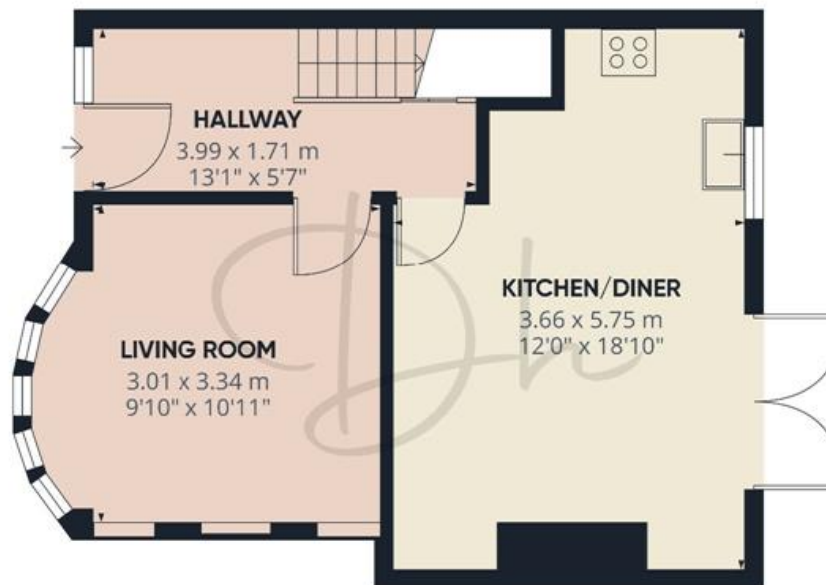
garden. It also includes an integrated electric oven, 4-ring induction hob, extractor hood and tiled splashback. Further integrated appliances include a dishwasher, washing machine and fridge/freezer. The adjoining dining area provides generous space for a family dining table, with additional natural light from a double glazed window and French doors opening directly onto the rear garden.

Bedrooms & Bathroom: The principal bedroom is a generous double positioned at the front of the property. It enjoys attractive sea views across Paignton through a double-glazed bay window. Built-in wardrobes are fitted within the alcoves, while a central heating radiator completes the room. The second bedroom is another spacious double, positioned to the rear and overlooking the sunny garden, with a central heating radiator. Bedroom three offers a versatile space suitable for use as a single bedroom, home office, study or hobby room, with a double glazed window enjoying views towards Thatcher Rock in Torquay and a central heating radiator. The family bathroom is finished in a modern style and includes a bath with overhead shower and glass screen, a low-level WC and a vanity unit incorporating a wash hand basin and useful storage. Contemporary tiling, a chrome heated towel rail and a frosted double-glazed window complete the room.

A Garden to Enjoy: A private and sunny south-westerly facing rear garden thoughtfully arranged to provide an appealing space for relaxation and entertaining. A generous patio extends directly from the kitchen and dining area, creating an ideal setting for outdoor dining. The remainder of the garden is predominantly laid to lawn.



Lower ground floor



Ground floor



Floor 1



Approximate total area^m

95 m²

1023 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360







DANIEL HOBBIN

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