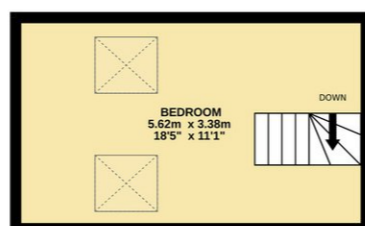
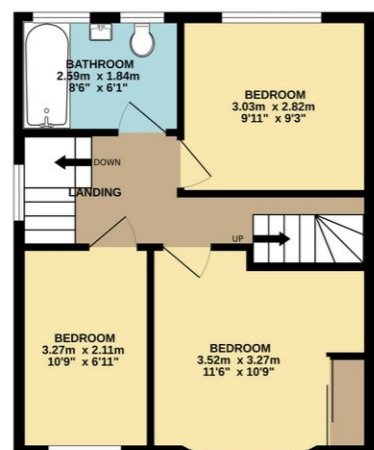
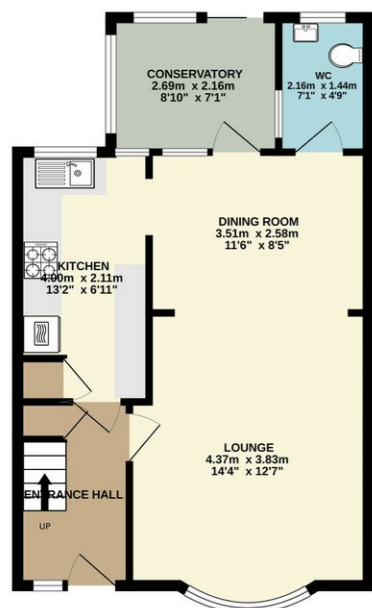


GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.

1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.

2ND FLOOR
19.0 sq.m. (205 sq.ft.) approx.



TOTAL FLOOR AREA : 106.9 sq.m. (1151 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Barnfield Road, Paignton, Devon

£260,000

Tenure: Freehold

4 Bed/s | 1 Bath/s | Parking

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown are not to sale. All measurements, distance and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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THE PROPERTY

This spacious end-terraced house is perfect for a growing family. Situated in the desirable area of Preston, it offers a convenient location close to the town centre and boasts an elevated outlook, providing far reaching views of the surrounding area.

Upon entering the property, you will find an entrance hallway with stairs to the first floor. A further door leads to a spacious living room that offers plenty of space. With its bay fronted window, this room is bright and airy, creating a warm and inviting atmosphere. A large archway then leads to a separate dining area, perfect for entertaining guests.

The property also benefits from a useful rear conservatory, which offers additional living space and overlooks the private garden. This is an ideal spot to relax and unwind, as well as enjoying the views of the garden.

The kitchen is fitted with modern appliances and provides ample storage space, making it a practical and functional area of the house. Additionally, there is a convenient utility room and a WC located on the ground floor.

On the first floor, you will find two spacious double bedrooms, both offering plenty of natural light and storage space. There is also a good-sized single bedroom, perfect for a child's room or a home office. Furthermore, there is a modern family bathroom that serves the bedrooms on this floor. One of the standout features of this property is the useful loft room. This additional room can be utilised in a variety of ways.

The property benefits from gas central heating and double glazing throughout, ensuring that it is energy-efficient and comfortable all year round. Outside, the rear garden is mainly laid to lawn, providing a peaceful and private space to enjoy.

FEATURES

Good sized family home
elevated outlook

Large Living Room offering good lounge and dining space

Useful rear Conservatory & Separate utility/w.c

Two Double and a good size Single Bedroom
heating and double glazing

Close to Paignton town with

Gas central

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