

CHRISTOPHER SCALES

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Berry Road, Paignton

Bedrooms: 3 Bathrooms: 1 Receptions: 2

£215,000

Offered to the market with no onward chain, this three-bedroom mid-terrace house presents an excellent opportunity to acquire a home with both front and rear gardens and the convenience of a communal car park at the rear. To arrange a viewing, when calling please quote CS1097.

Upon entering through the canopied entrance, you are welcomed into a spacious hallway, complete with a useful storage cupboard and stairs leading to the first floor. The ground floor offers a sitting room at the front, dining room and kitchen to the rear with access on to the good sized and enclosed rear garden. A convenient ground floor WC completes this level. The first floor landing provides access to three well-proportioned bedrooms and a bathroom/WC.

Outside, the front of the property offers a lawned garden with a gravel border and a concrete pathway leading to the front door. The enclosed rear garden, accessible from the kitchen, features a concrete patio, a block-built garden store, and an outside tap. Three steps lead up to a raised patio garden, enclosed by a timber fence, with a gate offering rear access to a communal parking area.

This home is ideally situated with good access to local amenities and transport links, making it a good option for those seeking a well-located property with outdoor space.

THE ACCOMMODATION COMPRISES,

Canopied entrance with UPVC obscure glazed door to:

ENTRANCE HALL - 5.26m x 1.78m (17'3" x 5'10") Maximum measurements.

Textured ceiling with light point, stairs with handrail to first floor, radiator, storage cupboard with shelving and hanging rail, doors to:

SITTING ROOM - 3.56m x 3.45m (11'8" x 11'4")

Coved and textured ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, fireplace with electric fire, TV connection point.

DINING ROOM - 3.56m x 3.45m (11'8" x 11'4") Maximum measurements.

Coved and textured ceiling with light point, UPVC double glazed window to rear aspect, radiator with thermostat control, storage cupboard with light point. Archway to:





KITCHEN - 2.64m x 2.36m (8'8" x 7'9") Maximum measurements.

Textured ceiling with strip light, UPVC double glazed window to rear, UPVC double glazed door opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, space for electric cooker, tiled surrounds, wall cabinets, space for upright fridge/freezer, space and plumbing for compact washing machine.

GROUND FLOOR WC - 1.47m x 0.79m (4'10" x 2'7")

Textured ceiling with light point, UPVC obscure glazed window, pedestal wash hand basin with tiled splash back, low-level WC.

FIRST FLOOR LANDING

Textured ceiling with light point, smoke detector, hatch to loft space, cupboard housing the boiler, doors to:

BEDROOM ONE - 4.37m x 3.4m (14'4" x 11'2") Maximum measurements.

Coved and textured ceiling with light point, UPVC double glazed window to front aspect.

BEDROOM TWO - 3.58m x 3.25m (11'9" x 10'8") Maximum measurements.

Coved and textured ceiling with light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 2.69m x 2.59m (8'10" x 8'6")

Textured ceiling with light point, UPVC double glazed window to front aspect, over stairs storage cupboard with shelving.

BATHROOM/WC - 1.98m x 1.68m (6'6" x 5'6")

Textured ceiling with light, UPVC obscure glazed window. Comprising panelled bath with shower attachment over, pedestal wash hand basin, WC.

OUTSIDE

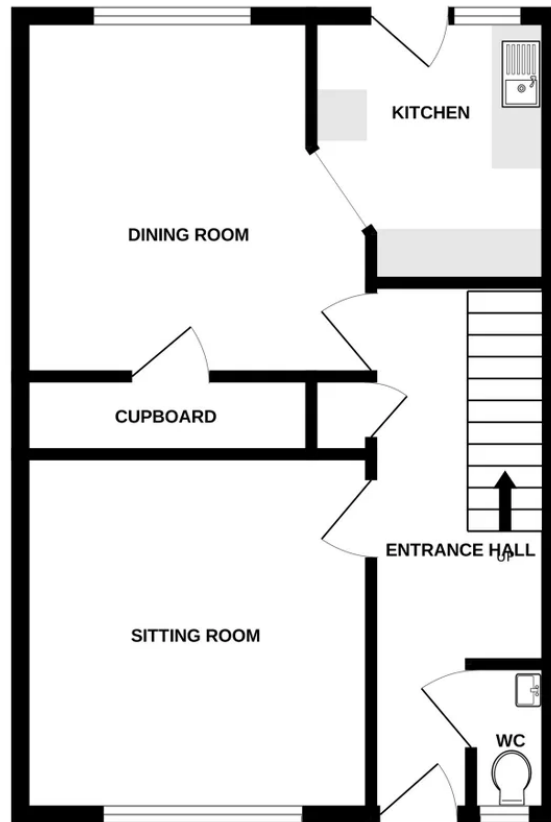
FRONT - At the front of the property is a lawned garden with gravel border and concrete pathway leading to the front door.

REAR - To the rear of the property is an enclosed garden accessed from the kitchen onto a concrete patio with block built garden store, outside tap and light point. Three steps lead to a raised patio garden enclosed by timber fence and with a gate providing rear access onto a communal parking area.

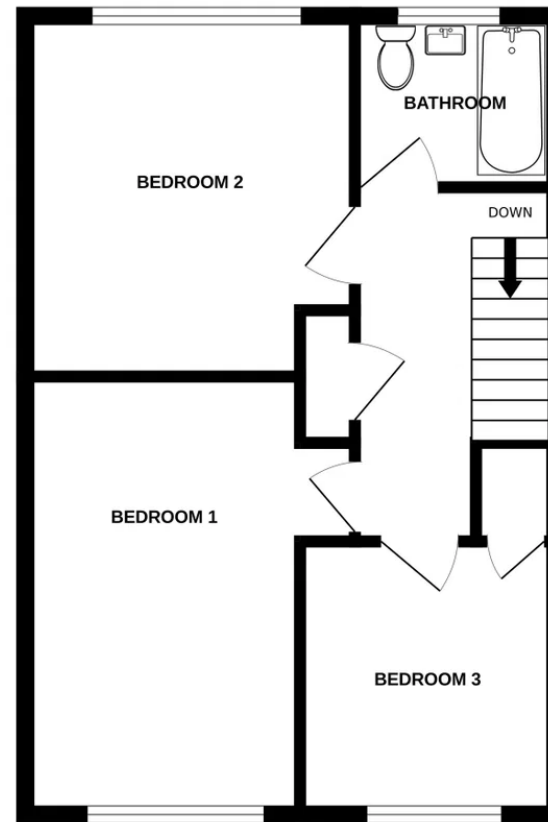




GROUND FLOOR



1ST FLOOR



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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