



9 Butland Avenue  
Paignton TQ3 2RQ  
£285,000

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**Winfields**  
Sales & Lettings

A superb 3 bedroom semi-detached house located on the level just a few minutes walk to shops at Preston and to the sea front. The property is presented in excellent order and has a quality kitchen with a range of built-in Zanussi appliances, a large lounge/diner with French doors to the garden plus three good-sized bedrooms and a bathroom. A driveway provides parking for 2-3 cars and there is a large level rear garden, mainly lawn, with a raised patio, deck and workshop. Viewing is a must!

- Semi- Detached house
- Parking
- 3 Bedrooms
- Desired area
- Large Garden
- Walking distance to sea front and local amenities

### Hallway

Central heating radiator. Space for book case, desk or similar. Walk-in coat cupboard ideal for coats, shoes, vacuum etc. Double glazed window. Fuse box.

### Lounge/Dining

23'3" x 11'9"

A stunning lounge/diner with ample space for both a 3 piece suite and 6 seater dining table. Double glazed French doors leading to decking and rear gardens. Double glazed window to the front. 3 matt grey contemporary radiators. Brushed steel sockets and switches. TV point.

### Kitchen

8'10" x 7'6"

Recently fitted with a range of grey high gloss units with slate effect Zenith work surfaces over. Inset sink with chrome spray/mixer tap and cut in

drainer. Below is an integrated Zanussi washing machine. Adjoining work surface with AEG induction hob plus cupboard with pull out shelving and drawers. Further work surface with cupboard having pull out shelving and integrated Zanussi Dish washer under. Unit housing AEG stainless steel and glass oven with matching AEG microwave above. Further cupboard and drawers above and below. Integrated Zanussi fridge freezer. Range of matching wall units with counter top lighting under. Wine rack. LED lighting to kick boards and counter top edges. Contemporary AEG black glass cooker hood with lights. Cupboard with space for tumble dryer or similar. Gas meter. Power point. Double glazed window to the rear garden. Slate effect Zenith upstands to work surfaces.

### Stairs to;

### First Floor Landing

Double-glazed window.

### **Bedroom 1**

13'5" x 11'9"

A good double bedroom with double glazed window to front. Radiator.

### **Bedroom 2**

10'9" x 9'2"

Another double room with double-glazed window and radiator overlooking the rear garden.

### **Bedroom 3**

9'10" x 7'10"

A generous single room with double glazed window to front and radiator. Built in cupboard.

### **Bathroom**

Grey suite comprising bath with shower attachment and splash screen. Pedestal wash hand basin. Close coupled W/C. Tiled walls and floor. Double glazing windows. Radiator. Airing cupboard housing hot water tank. Loft latch. Extractor fan.

### **Driveway**

Parking for 2-3 cars.

### **Rear Garden**

A large level garden is mostly lawn with a decked area off the lounge and a large raised patio finished in an Indian sand stone effect. Outside power point plus brushed steel pillar lights. A sloped path leads up to the patio, being ideal for getting a motor bike mobility scooter to the workshop/store. Timber store approximately 8m x 10m with power point.





# FLOOR PLAN & E.P.C.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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# Winfields

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