



Kings Ash Road | Paignton | TQ3 3TY

Asking Price Of £260,000

A three bedroom spacious home located within Paignton. The home boasts ample space comprising of a welcoming hallway, a sizeable living room, a modern kitchen/diner, a utility room, sun room, three bedrooms and a contemporary bathroom as well as front and rear gardens, a workshop and off road parking. The property is situated in a convenient spot and is a short distance from schools, shops, supermarkets, colleges, bus links and much more.

- SPACIOUS ACCOMMODATION
- OFF ROAD PARKING
- LARGE REAR GARDEN
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES

ENTRANCE HALLWAY A uPVC double glazed front door opening into bright and welcoming hallway with doors leading to the adjoining rooms, stairs rising to the first floor, tiled flooring, overhead lighting, an under stairs storage cupboard and a gas central heated radiator.

LIVING ROOM - 3.84m x 3.79m (12'7" x 12'5") A roomy and light filled living room with a wonderful outlook across the fields. Space for a variety of furniture, uPVC double glazed bay window and a gas central heated radiator.

KITCHEN/DINER - 5.39m x 4.03m (17'8" x 13'2") A wonderfully large and modern kitchen/diner boasting a range of overhead, base and drawer high gloss units with solid oak work surfaces over. An electric Beko oven and four ring gas hob with extractor hood above. Complimentary tile backsplash, space for a 8/10 seater dining table, laminate flooring and a gas central heated radiator. French doors leading into the sun room and archway leading into:-

UTILITY ROOM - 2.72m x 1.77m (8'11" x 5'9") A 1.5 bowl composite sink and drainer unit, space and plumbing for a washing machine and tumble dryer, under counter units, uPVC double glazed door leading out to the rear gardens and a uPVC double glazed window.

SUN ROOM Triple aspect single windows looking out to the well maintained and sunny gardens, tiled flooring and French doors leading outside.

Address 'Kings Ash Road, Paignton, TQ3 3TY'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '62 | D'

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FIRST FLOOR

BEDROOM ONE - 4.04m x 3.18m (13'3" x 10'5") An incredibly spacious master bedroom with space for an abundance of furniture. uPVC double glazed bay window with a wonderful outlook across fields. Gas central heated radiator.

BEDROOM TWO - 3.67m x 2.68m (12'0" x 8'9") A generously sized double bedroom to the rear aspect of the home. Airing cupboard housing the combination boiler. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.46m x 2m (8'0" x 6'6") A sizeable single bedroom to the front aspect of the property. uPVC double glazed windows and a gas central heated radiator.

BATHROOM A beautifully modern and luxurious bathroom with a four piece suite comprising of a low level flush WC, a vanity wash hand basin with high gloss fitted storage below, a panelled bath unit and a walk in corner shower unit. Complimentary tiled walls and flooring, overhead spotlighting and a light up LED mirror. Two uPVC obscure double glazed windows and extractor fan.

OUTSIDE

REAR GARDEN A sunny south east facing rear garden with a sizeable decking area perfect for outdoor dining and entertaining, a further patio section, a variety of mature plants and shrubs and pond. To the rear of the garden you can access a large workshop and the driveway.

PARKING Off road parking for several vehicles.

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.