



Ailescombe Road | Paignton | TQ3 3HZ

Offers Over £290,000

A beautifully presented two bedroom bungalow located closely to Paignton town. The bungalow itself comprises of a welcoming entrance hallway, a large living room/diner, a modern kitchen, two spacious double bedrooms, a contemporary shower room, a sizeable and sun soaked front and rear gardens as well as off road parking. The property is ideally situated within easy reach of local supermarkets, schools, doctors and pharmacies, local shops, bus links and more.

- BEAUTIFULLY PRESENTED THROUGHOUT
- SEA VIEWS
- OFF ROAD PARKING
- LANDSCAPED AND SUNNY REAR GARDENS
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM

ENTRANCE A uPVC double glazed front door opening into a welcoming entrance hallway with doors leading through to the adjoining rooms, overhead lighting, loft hatch and a gas central heated radiator.

LIVING ROOM/DINER - 7m x 2.98m (22'11" x 9'9") A wonderfully spacious living room opening into dining are overlooking the picturesque rear gardens. Space for ample furniture, a feature electric fireplace, tv and internet points, triple aspect double glazing with widows to the side aspect and French doors leading out to the rear gardens. Gas central heated radiator.

KITCHEN - 3.35m x 3.15m (10'11" x 10'4") A modern fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1/2 bowl composite sink and drainer unit, an eye level electric double oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine and an integrated under-counter fridge. Space for a breakfast table, complimentary tile backlash, uPVC double glazed window, gas central heated radiator and a door leading into:-

UTILITY - 3.5m x 1.98m (11'5" x 6'5") A sizeable utility area with overhead and base units and roll edged work surfaces above Space for a selection of white goods such as dryer/tall standing fridge freezer etc and a uPVC double glazed door leading out to the gardens.

Address 'Ailescombe Road, Paignton, TQ3 3HZ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '62 | D'

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BEDROOM ONE - 3.78m x 2.99m (12'4" x 9'9") A large master bedroom to the front aspect of the property with space for a range of furniture. Sea views across Paignton, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.02m x 3.01m (9'10" x 9'10") A further generously sized double bedroom with a vast amount of modern navy built in wardrobes and drawers. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A contemporary family shower room comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in double shower unit. Complimentary PVC panelled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE A beautifully landscaped, sunny and private rear garden that has been thoughtfully designed. The garden boasts a sizeable patio area perfect for outdoor dining and entertaining and a large lawned section with a variety of mature shrubs and plants around the boarder. A spacious timber built shed at the rear of the garden, side access to the front of the property and an outdoor water tap. Off road parking for 2/3 vehicles on a tarmac laid driveway with a sizeable front side garden again laid to lawn with a variety of mature plants and shrubs.

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.