



Kings Ash Road | Paignton | TQ3 3TU

Asking Price Of £325,000

A delightful 3 bedroom bay fronted semi detached house, situated in a popular location, close to local shops, schools and bus services. The property has been extensively improved and upgraded benefitting from high end luxury fitted 4 piece bathroom with shower cubicle, attractive fitted kitchen and high decorative order throughout with good sized gardens and off road parking.

- EXTENDED 3 BED SEMI
- EXCELLENT ORDER
- STUNNING BATHROOM
- MODERN KITCHEN
- LARGE GARDENS
- PARKING FOR TWO CARS

**HALLWAY** Double glazed front door with stained glass insert and matching double glazed side window. Radiator. Stripped wood floor. Under stairs cupboard plus coat cupboard.

**DINING ROOM** - 4.8m x 3.6m (15'8" x 11'9") A traditional room with double glazed bay window overlooking the front. Fireplace. Stripped wood floor. Radiator.

**LOUNGE** - 4.8m x 3.5m (15'8" x 11'5") A good sized room with fireplace. Stripped wood floor. Radiator. Picture rail. Glazed door to:-

**UTILITY ROOM** Plumbing for washing machine. Space for appliance, coats, shoes etc.

**KITCHEN** - 4.5m x 2.5m (14'9" x 8'2") (L-shaped at widest) Ceramic sink with wooden work surfaces to either side with cupboards and drawers under. Gas hob with oven below. Range of worktops. Stripped wood floor. Gas boiler for central heating and hot water. Dual aspect double glazed window. Back door to garden.

**FIRST FLOOR LANDING** Double glazed window. Loft hatch.

**BEDROOM ONE** - 4.8m x 3.1m (15'8" x 10'2") A large double room with deep double glazed bay window. Central heating radiator.



**BEDROOM TWO** - 3.5m x 3.1m (11'5" x 10'2") Double glazed window and radiator.

**BEDROOM THREE** - 2.8m x 2.3m (9'2" x 7'6") Radiator. uPVC double glazed window.

**BATHROOM** Luxury 4 piece suite comprising slipper bath, shower cubicle. Vanity basin. Closed coupled WC. Part metro tiled walls.

**OUTSIDE** Brick paved driveway for parking.

**REAR** A long garden with patio adjacent to the house and 3 steps to a lawned area with shrub borders. Steps lead to a terraced part of the garden which is laid to lawn onto a wooded copse at the rear.

Property Address 'Kings Ash Road, Paignton, TQ3 3TU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'D'

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561

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.