



Asking Price Of £289,950

Kings Ash Road,
Paignton, TQ3 3XG

A well presented three bedroom semi detached dormer bungalow located in a convenient spot within Paignton. The property comprises of welcoming entrance hallway/dining room, a spacious living room, a modern kitchen, three double bedrooms with the master being en-suite, a further family bathroom, off road parking for up to 3 vehicles and sunny rear gardens. The home is perfectly positioned within easy reach of the ring road, bus links, both primary and secondary schools, an array of supermarkets, doctors and pharmacies, as well as much more.



ENTRANCE HALL / DINING AREA A uPVC double glazed front door opens into a wide and welcoming entrance hallway, currently arranged as a dining area. This versatile space provides access to all ground floor rooms, and stairs rising to the first floor. Features include a fitted storage cupboard, internet point, space for a 6 seater dining table, uPVC double glazed window and a gas central heating radiator.

KITCHEN A modern, well-appointed kitchen featuring a comprehensive range of wall, base and drawer units with roll edge work surfaces above. Appliances include a 1½ bowl stainless steel sink with drainer, eye level electric double oven with grill, four ring electric hob with extractor hood above, integrated tall fridge and washing machine. Additional highlights include a pull out larder cupboard, breakfast bar seating for two, and beautiful sea views across to Berry Head, Brixham. a uPVC double glazed window, a uPVC double glazed door opening onto the garden and a contemporary vertical gas central heating radiator.

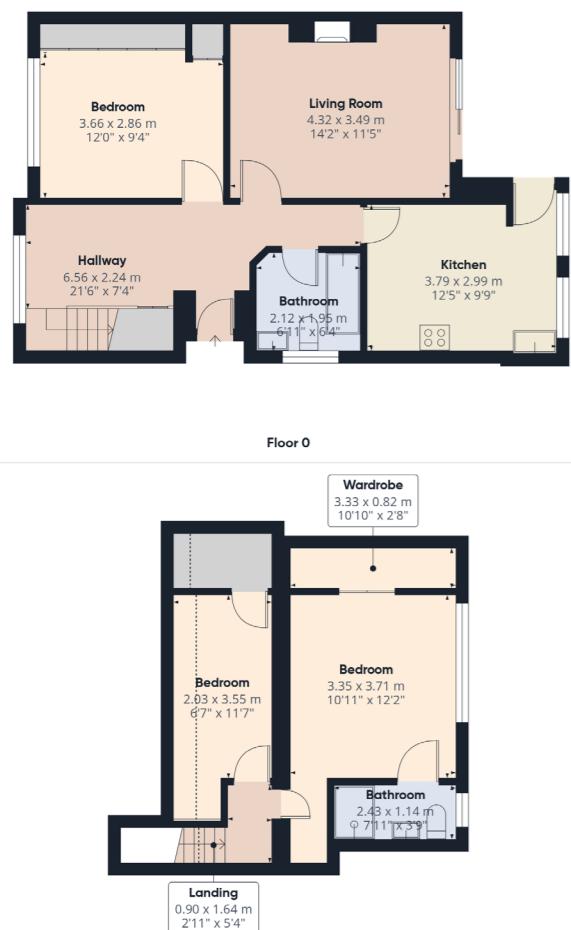
LIVING ROOM A beautifully bright and spacious living room enjoying views over the rear garden and stunning sea views across to Berry Head, Brixham. The room features a striking gas fireplace with granite hearth and uPVC double glazed sliding patio doors leading out onto a large sun deck perfect for indoor/outdoor living. Gas central heating radiator.

BEDROOM TWO A generously sized double bedroom located on the ground floor offering ample space and deep built in wardrobes. uPVC double glazed window and gas central heating radiator.

BATHROOM Fitted with a modern three piece suite comprising a low level WC, countertop wash hand basin with storage beneath and a panelled bath with shower attachments above. Complemented by tiled walls, uPVC obscure double glazed window and gas central heating radiator.

FIRST FLOOR

BEDROOM ONE An exceptionally spacious master bedroom positioned to the rear of the property, boasting stunning sea views across the bay. Features include deep built in wardrobes, uPVC double glazed window and gas central heating radiator. Door leading to:-



EN-SUITE A contemporary en-suite shower room comprising a low level WC, vanity wash hand basin with storage below and a double shower enclosure. Finished with complementary PVC panelled walls, uPVC obscure double glazed window and a chrome heated towel rail.

BEDROOM THREE A third sizeable bedroom that would also make an ideal office/study/hobby room etc. Velux window, a gas central heated radiator and a door opening into a large walk in storage cupboard.

OUTSIDE

REAR GARDEN A beautifully arranged south east facing rear garden designed for ease of maintenance and outdoor enjoyment. A large sun deck accessed directly from both the kitchen and living room provides an ideal space for alfresco dining and entertaining. Steps lead down to a lawned area with adjacent patio and further steps lead to an additional patio at the rear of the garden. The garden also offers access to the garage fitted with metal barn style doors and a timber built shed.

FRONT To the front of the property there is off road parking for up to three vehicles.

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

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '53 | D'

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