



Connells

Kelland Close
Paignton



Property Description

Guide price £275,000 - £285,000. Nestled in the serene enclave of Paignton, this captivating semi-detached property boasts a prime location and breathtaking sea vistas. As you approach, a meticulously landscaped front garden, adorning a corner plot, welcomes you, alongside a detached garage, offering both convenience and charm. Upon entering, a luminous lounge beckons, adorned with expansive windows framing panoramic views of Thatchers Rock and Torbay, inviting relaxation and tranquility. The adjoining double aspect kitchen and breakfast room, illuminated with natural light, seamlessly flow into a cozy conservatory, providing a perfect spot for morning coffee or evening gatherings. Two spacious double bedrooms, overlooking the picturesque rear gardens, offer serenity and comfort, complemented by a well-appointed family bathroom. With its idyllic setting and timeless allure, this property is a rare find, beckoning discerning buyers to seize the opportunity to own a piece of coastal paradise. Viewing is highly recommended to fully appreciate the splendour of this enchanting bungalow.

Accommodation

Swooping driveway leading to Porch

Porch

Entrance porch leading into Hallway and doors off to principle rooms.

Lounge

Front aspect uPVC double picture window with beautiful seaviews.

Hallway

Doors off to principle rooms, radiator and storage cupboards.

Kitchen

9' 9" x 14' 5" (2.97m x 4.39m)

Double aspect uPVC double glazed window to front and side uPVC double glazed door leading into conservatory/Utility. Kitchen comprising of matching wall, Base and draw units. Four ring gas hob with built in electric oven below, plumbing for washing machine , space for fridge freezer. Rolled edge work surfaces with single drainer sink unit with mixer tap over. Radiator, part tiled walls and new wall mounted combi boiler.

Conservatory/Utility

8' 2" x 4' 1" (2.49m x 1.24m)

Dual aspect uPVC double glazed windows and door leading to garden.

Lounge

11' 6" x 15' 8" (3.51m x 4.78m)

Front aspect uPVC double picture window with beautiful seaviews. Original floor boards, coving, tv point, power points, radiator and feature fireplace.

Bedroom One

9' 9" x 14' (2.97m x 4.27m)

Rear aspect uPVC double glazed window overlooking landscaped rear garden. Tv point, power points and radiator.

Bedroom Two

9' 4" x 12' 1" (2.84m x 3.68m)

Rear aspect uPVC double glazed window overlooking rear garden. Power points, radiator and coving.

Bathroom

New bathroom suite comprising of panel enclosed bath with mixer tap over, wall mounted electric shower with bi-folding glass door. Vanity unit with mixer tap over, low level wc. modern chrome towel rail and part tiled walls.

Outside

To the front has beautiful lawned with flower and shrub borders and resin driveway parking leading up to detached garage.

To the rear has flower and shrub borders. Rockery, patio areas and lawned area. Side access leading to detached garage.

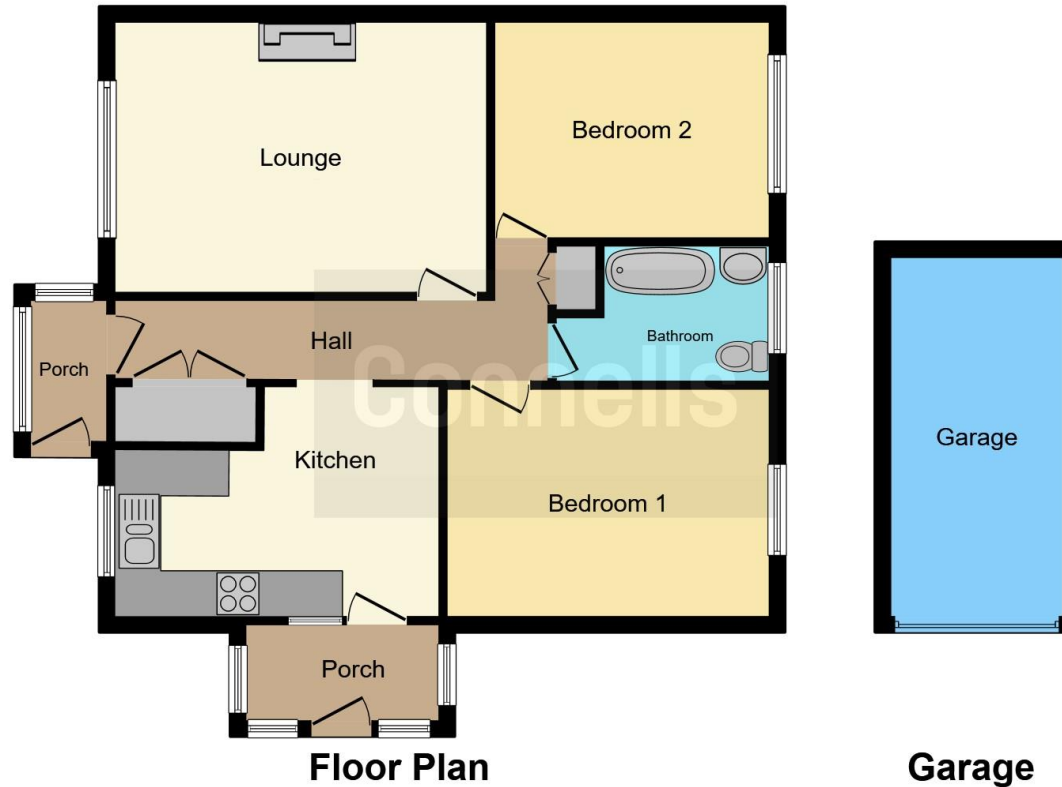
Garage

Up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/PGN311866



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN311866 - 0009