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Pincombe's
estate agents



A DETACHED BUNGALOW ON A LEVEL PLOT WITH THE BENEFIT OF AMPLE OFF-ROAD PARKING & A GARAGE

Situated in the popular residential area of White Rock with shops and a school nearby, the Bungalow is also convenient for supermarkets, pharmacy, vets practice, and various bus routes travelling in and around the local area. With the coast being just a short distance away, there is easy access to the popular beaches of Goodrington and Broadsands, along with the scenic southwest coastal footpath. For commuting and trips out of the area, the A3022 is a direct road link between the three coastal towns of Torbay which are home to bus/coach and railway stations with services to Exeter and London, Paddington.

The property comes to the market with the benefit of having no onward chain and offers good size accommodation comprising Hallway, a dual aspect Lounge/Diner opening onto the rear garden, Kitchen, Utility, 2 Bedrooms (master en-suite), Bathroom and W.C. Outside, there is ample parking for 2/3 vehicles on the driveway as well as a Garage to the front, and the rear gardens are level and enclosed comprising a paved terrace and lawn.

The Accommodation Comprises:

GROUND FLOOR UPVC door with obscure glazed inset into:

HALLWAY UPVC obscure glazed window to front. Coved ceiling. Radiator. Hatch to roof space. Built-in cupboard for storage. Airing cupboard housing the lagged copper cylinder with slatted shelving over.

LOUNGE/DINER **LOUNGE 17'9" x 11'11" (5.42m x 3.63m)** Enjoying a dual aspect – UPVC double glazed window overlooking the front garden. Coved ceiling. Fireplace surround and matching hearth with inset gas fire. T.V. aerial point. Archway through to the **DINING ROOM 13' x 11'5" (3.95m x 3.47m)** UPVC sliding doors opening onto the rear garden. Coved ceiling. Radiator.

KITCHEN 11'11" x 9'11" (3.62m x 3.03m) Worksurfaces to 3 sides with range of storage cupboards beneath. Inset 1.5 sink, drainer unit. Range of eye-level units. Part tiled walls. Built-in oven. 4-Ring gas hob with extractor hood above. Space and plumbing for dishwasher. Coved ceiling. Radiator. UPVC double glazed window overlooking the rear garden. Through to:

UTILITY 10'9" x 5'11" (3.28m x 1.80m) Space and plumbing for washing machine. Space for tumble dryer and fridge/freezer. Coved ceiling. Worktop with storage cupboards and drawers under. Tall larder unit with shelving. UPVC obscure glazed window to side. UPVC door to the rear garden.



W.C. Fully tiled walls. Coved ceiling. Low level W.C. Pedestal wash basin. Radiator. UPVC obscure glazed window to side.

BATHROOM White panelled bath with Mira shower over and tiled surrounds. Pedestal wash basin. Light/shaver point. Radiator. UPVC obscure glazed window to side.

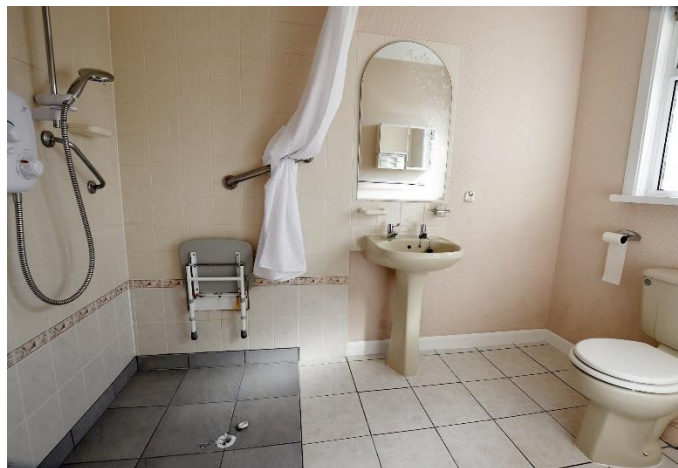
MASTER BEDROOM 11'10" x 10'11" (3.61m x 3.34m) UPVC double glazed picture window overlooking the front garden. Radiator. Coved ceiling. Door to:

EN-SUITE SHOWER ROOM Fully tiled wall and floor to a walk-in shower area with Mira shower and curtain enclose. Pedestal wash basin with tiled splashback and mirror. Low level W.C. Radiator. UPVC obscure glazed window to front.

BEDROOM 2 11' x 8'6" (3.35m x 2.60m) UPVC double glazed window to side. Built in wardrobes with sliding doors. Radiator.

OUTSIDE The property is approached via a driveway providing ample parking for approximately 3 vehicles, leading to a:

GARAGE 21'4" x 13'7" (6.51m x 4.13m) With electric up and over door. Power and light. UPVC personal door to garden with adjoining UPVC double glazed window to rear.



There is a lawned garden to the front with central flower border and surrounding borders planted with established shrubs. Gated access to the rear. External power. Lights.

The rear garden comprises a good size, level paved terrace with space for garden furniture, the terrace extends to form a hardstanding for the WOODEN SUMMERHOUSE. Adjoining the terrace is a lawned garden with surrounding borders planted with established shrubs and 2 x apple trees. Water tap. Enclosed by wooden fence. 2 x Water butts. GARDEN SHED with power. Exterior light.

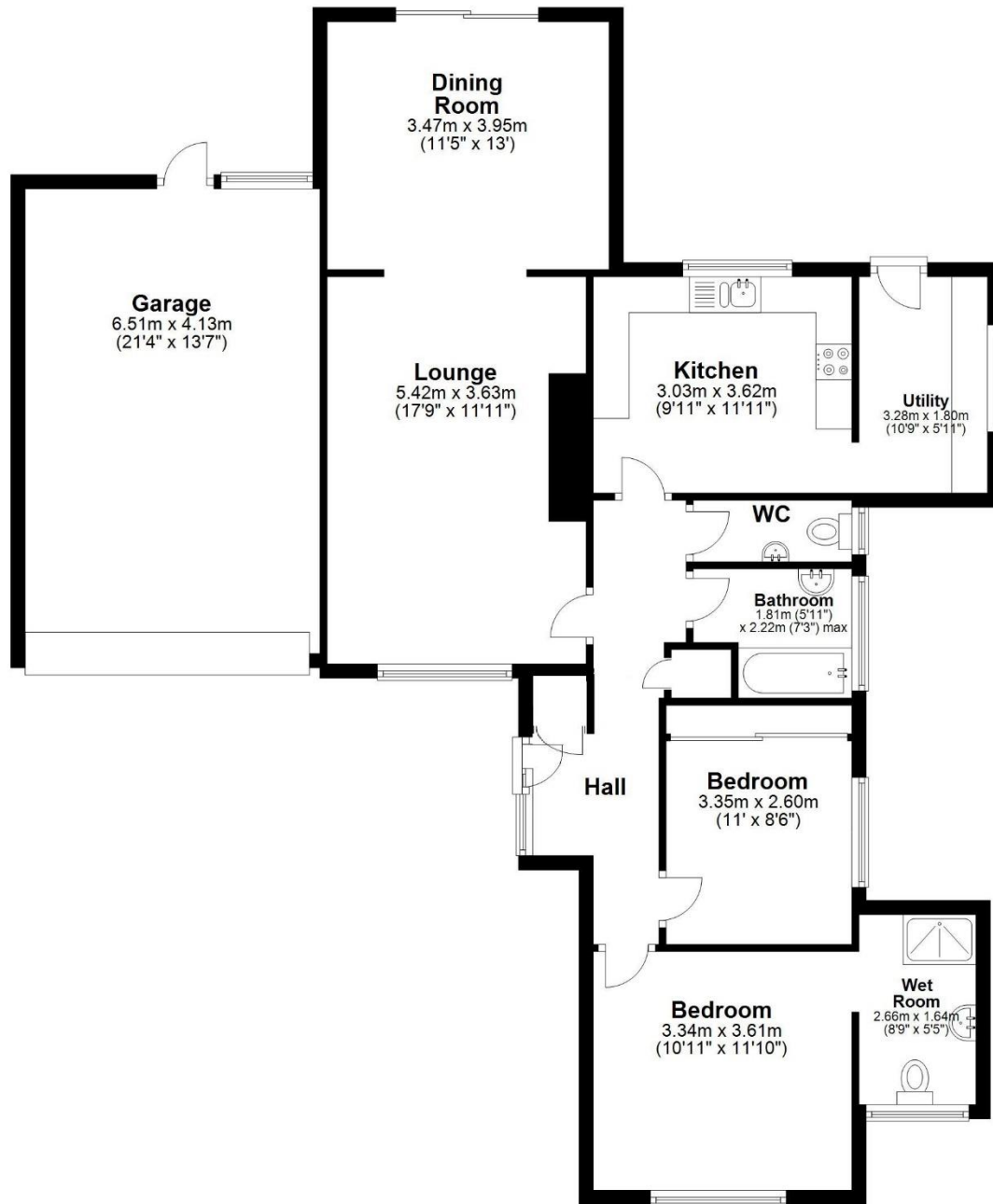
ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax – Band D



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.