



Guide Price £260,000 - £270,000

Kings Ash Road,  
Paignton, TQ3 3TX

A beautifully presented two bedroom semi detached bungalow located within a convenient spot in Paignton. The property comprises of a welcoming entrance hallway, a large open plan kitchen/diner through to living room, a luxurious family bathroom, two double bedrooms, sun soaked rear gardens, off road parking and a garage. The bungalow is perfectly situated within easy reach of schools, an array of supermarkets and local shops, bus links, doctors and pharmacies, as well as much more. The property is being offered for sale with no onward chain!



**ENTRANCE** A uPVC double glazed front door opens into a welcoming inner entranceway, featuring overhead lighting, a cupboard housing the fuse box and a glazed panel door leading through to the main hallway.

**HALLWAY** A spacious and inviting central hallway providing access to all principal rooms. Additional features include a loft hatch, smoke alarm and a gas central heating radiator.

**KITCHEN/DINER** A beautifully appointed, recently installed kitchen/diner showcasing a comprehensive range of wall, base and drawer units, complemented by solid oak work surfaces. Features include a Belfast sink, range style gas cooker with seven ring hob and extractor hood, integrated fridge freezer and dishwasher, and a stylish tiled splashback. There is ample space for a six seater dining table, with two uPVC double glazed windows allowing for plenty of natural light. A large archway seamlessly connects to the living room, creating an ideal space for modern living and entertaining.

**LIVING ROOM** A generously proportioned living room accessed directly from the kitchen/diner, perfect for both relaxation and entertaining. The room benefits from a charming log burning stove, TV and internet points, triple aspect uPVC double glazed windows, and a gas central heating radiator.

**UTILITY ROOM** A practical and well equipped utility room featuring base units with roll edged work surfaces above, space and plumbing for a washing machine and tumble dryer, and a newly installed Glow worm combination boiler. The room enjoys double aspect uPVC double glazed windows, along with doors providing access to both the front of the property and the rear garden.

**BEDROOM ONE** A spacious and bright principal bedroom positioned at the front of the property, overlooking the beautifully maintained front garden. Offers ample space for bedroom furnishings, along with a uPVC double glazed window and gas central heating radiator.

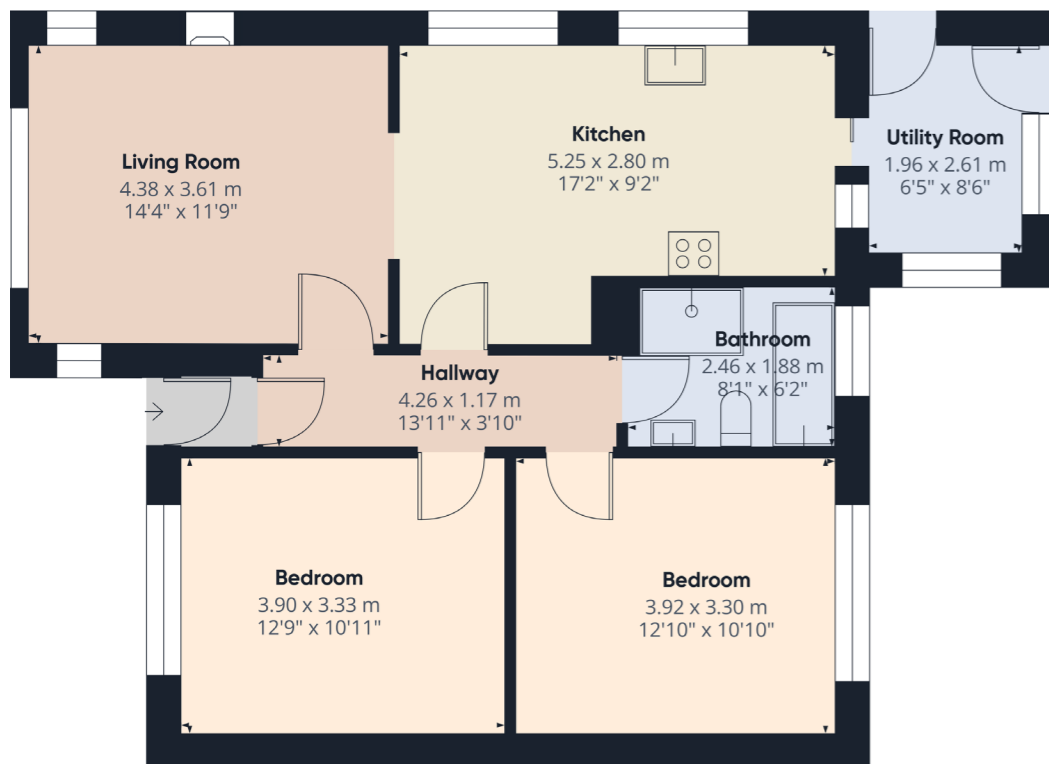
**BEDROOM TWO** A further generously sized double bedroom situated to the rear, enjoying views over the sun filled garden. Features include a uPVC double glazed window and gas central heating radiator.

**BATHROOM** A luxurious family bathroom fitted with a low level WC, wall mounted wash hand basin, freestanding bath, and a walk in double shower. Finished with complementary tiling, a uPVC obscure double glazed window, and a chrome heated towel rail.

#### OUTSIDE

**REAR GARDEN** A delightful east facing rear garden, enjoying plenty of sunshine throughout the day. The space features a patio area ideal for alfresco dining, steps leading to a dedicated hot tub area, and a well maintained lawn bordered by a variety of mature shrubs and planting. A decked seating area provides an additional space for outdoor entertaining.

**GARAGE & PARKING** A single garage with an electric roller door, power, and lighting, offering excellent storage space. The property also benefits from off road parking for multiple vehicles.



Approximate total area<sup>(1)</sup>  
75 m<sup>2</sup>  
808 ft<sup>2</sup>

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '65 | D'

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