



Asking Price Of £249,950

Kings Ash Road,
Paignton, TQ3 3XG

well presented two bedroom semi detached bungalow located in Paignton. The bungalow itself comprises of an inner porch that opens into a welcoming hallway, a bright and spacious living room, a fitted kitchen, a conservatory, two double bedrooms, a shower room, sun soaked rear gardens, off road parking and a garage. The bungalow is perfectly positioned within easy reach of local schools, an array of supermarkets, doctors and pharmacies, bus links, the ring road and more. The property is being offered for sale with no onward chain!



ENTRANCE A uPVC double glazed front door opens into a welcoming inner porch with tiled flooring, with a further door leading into the main accommodation.

HALLWAY A bright and inviting hallway providing access to all principal rooms, featuring a loft hatch, ceiling lighting and a gas central heating radiator.

KITCHEN A well appointed fitted kitchen offering a range of wall, base, and drawer units with roll edged work surfaces over. There is a 1.5 bowl stainless steel sink and drainer, alongside integrated appliances including an electric double oven with grill, a four ring gas hob with extractor hood above, fridge, and washing machine. A cupboard houses the boiler. uPVC double glazed windows provide stunning sea views across to Berry Head, Brixham. A door leads through to the conservatory, and a gas central heating radiator.



LIVING ROOM A spacious and comfortable living area enjoying breathtaking sea views towards Berry Head, Brixham. Features include a stylish electric fireplace, TV point, and uPVC double glazed French doors opening into the conservatory. Gas central heating radiator.

CONSERVATORY A light filled conservatory overlooking the beautifully maintained rear garden and enjoying superb sea views. This versatile space provides an ideal additional sitting area, with uPVC double glazed sliding doors leading onto the sun terrace and a further door opening to the garden.



BEDROOM ONE A generously sized principal bedroom overlooking the well manicured front garden, offering ample space for furnishings. Benefits include a deep fitted storage cupboard, uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A further spacious double bedroom positioned to the front of the property, enjoying views over the sunny front garden. uPVC double glazed window and gas central heating radiator.

SHOWER ROOM A well proportioned shower room comprising a low level WC, pedestal wash hand basin, and a walk in double shower. Tiled walls, uPVC obscure double glazed window, and a gas central heating radiator.

OUTSIDE The property boasts a beautifully maintained, sunny rear garden featuring a sun terrace accessed directly from the conservatory perfect for enjoying the stunning views. The garden includes a generous lawn bordered by a variety of mature shrubs and plants, along with a large decking area at the lower level ideal for alfresco dining and entertaining. Additional benefits include a garden shed and a garage with twin metal barn style doors and power supply.

PARKING To the front of the property there is off road parking.

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

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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