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sales & lettings

Guide Price £220,000

Kendlewood Close,
Paignton, TQ4 7TE

A well-presented two-bedroom end-linked house, situated within a small cul-de-sac and conveniently located for local amenities and Paignton town centre. The property is ideally positioned for Roselands Primary School, South Devon College, a nearby retail park, supermarket and regular bus services. There are also delightful country walks through Clennon Valley close by. The accommodation comprises a lounge/diner, kitchen, two bedrooms and bathroom, benefiting from double glazing and gas central heating. Externally, the property enjoys a level, enclosed garden with inset shrubs and a seating area, together with the added benefit of off-road parking for two vehicles.

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HALLWAY Double glazed front entrance door. Wood-effect flooring. Central heating radiator. Double glazed window.

KITCHEN Overlooking the front of the property and fitted with a range of cream-fronted units with wood-block-effect work surfaces. Incorporating a stainless steel single drainer sink unit with cupboards beneath, space for dishwasher and plumbing for a washing machine. Inset Hygena gas hob with Kenwood gas oven and grill below. Further work surfaces with cupboards beneath, matching wall units and space for an upright fridge/freezer. Adjoining storage cupboard, ideal for household appliances. Part-tiled walls, wood-effect flooring and an I24 gas boiler providing central heating and hot water. Double glazed window to the front.

LOUNGE A bright and welcoming reception room with patio doors opening onto the rear garden. Further double glazed window, central heating radiator and TV points. Stairs rising to the first floor.

FIRST FLOOR LANDING Access to loft space.

BEDROOM ONE A good-sized double bedroom with double glazed bay window, central heating radiator and built-in wardrobes.

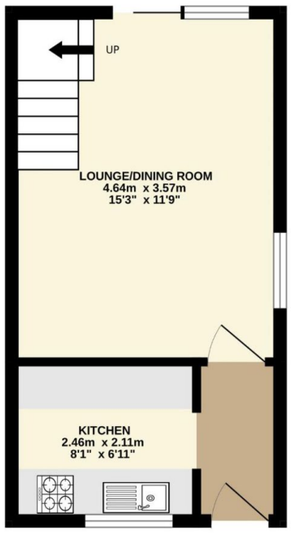
BEDROOM TWO Featuring built in wardrobes with a walk-in closet. Storage beneath, central heating radiator and double glazed window overlooking the rear garden.

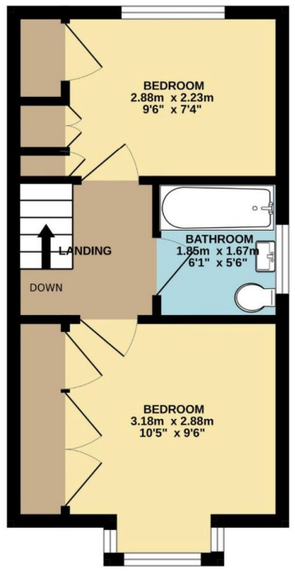
BATHROOM Modern bathroom with a white suite, comprising a panelled bath with glass screen and shower over, fitted unit concealing W.C, and wash hand basin, PVCu double glazed obscure window, large LED mirror to wall, chrome central heating towel radiator, extractor fan to ceiling.

FRONT GARDEN Small gravelled front garden with inset palm. Cold water tap and gated side access leading to the rear garden.

REAR GARDEN An enclosed and private rear garden enjoying a sunny aspect. Designed for ease of maintenance, the garden has been gravelled with an additional artificial grass area. Courtesy light and enclosed by fence panelling, with a gate providing access to the parking area and further side access to the front.

PARKING The property benefits from two allocated parking spaces adjoining the property, with a gate providing access to the rear garden.





Address ‘Kendlewood Close, Paignton, TQ4 7TE’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ’69 | C’