



Asking Price Of £260,000

Kelland Close,  
Paignton, TQ3 3LP

A two bedroom semi detached bungalow located within a quiet cul-de-sac. The bungalow comprises of a wide and welcoming hallway, a spacious living room, a kitchen/breakfast room, two double bedrooms, a modern shower room, sunny rear gardens, a garage and off road parking. The bungalow features lovely sea views and is ideally situated within easy reach of primley woods, bus links, local supermarkets, Paignton town and more. The bungalow is being offered for sale with no onward chain!



**ENTRANCE HALLWAY** A uPVC doubled glazed front door opens into an inner porch, with a further door leading through to the entrance hallway. The hallway provides access to the adjoining rooms and benefits from a fitted storage cupboard and a gas central heating radiator.

**KITCHEN** A spacious kitchen fitted with a range of wall, base and drawer units, complemented by work surfaces over. Further features include a stainless steel sink and drainer, cooker with extractor hood above, space for a fridge freezer and tiled splashbacks. uPVC double glazed windows enjoy stunning sea views, while a uPVC double glazed door provides access to the side of the property.

**LIVING ROOM** A bright and spacious living room situated to the front of the property, enjoying picturesque sea views through uPVC double glazed picture windows. The room further benefits from a feature fireplace, television point and two gas central heating radiators.

**BEDROOM ONE** A bright and spacious principal bedroom overlooking the rear gardens, offering ample space for bedroom furnishings. A uPVC double glazed window and gas central heating radiator.

**BEDROOM TWO** A well proportioned second double bedroom, also enjoying views over the rear gardens. The room benefits from a uPVC double glazed window and gas central heating radiator.

**SHOWER ROOM** A modern shower room comprising a walk in double shower, vanity wash hand basin with fitted storage beneath and low level WC. The room features aqua panelled walls and complementary tiling, an obscure uPVC double glazed window and a chrome heated towel rail.

## OUTSIDE

**REAR GARDENS** The rear gardens feature a generous concrete patio area, ideal for outdoor dining and entertaining, with steps leading up to a mature lawn bordered by an established variety of shrubs and plants.

**OFF-ROAD PARKING** Off road parking is available via a driveway leading to the garage, with a further large lawned area alongside.

**GARAGE** A single garage fitted with a metal up and over door, providing useful additional storage space.



Address 'Kelland Close, Paignton, TQ3 3LP'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'