







Taylors
sales & lettings

GUIDE PRICE £195,000-£205,000

Kelland Close, Paignton, TQ3 3LP

Offered for sale with no onward chain, this well proportioned three bedroom home offers spacious accommodation throughout, including a generous lounge/dining room, fitted kitchen, three well sized bedrooms, low maintenance gardens and garage. Situated in a popular residential area of Paignton, the property is conveniently located within easy reach of local shops, supermarkets, schools and regular bus services, while Paignton town centre, the seafront and beaches are all just a short drive away. An excellent opportunity for first time buyers, families or those looking to put their own stamp on a property in a well connected location.







ENTRANCE HALL A uPVC double glazed front door opens into a spacious and welcoming entrance hall, with stairs rising to the first floor and doors providing access to the ground floor accommodation.

LOUNGE/DINING ROOM A generously proportioned, light filled lounge/dining room offering ample space for both living and dining furniture. A feature gas fire with stone surround, uPVC double glazed sliding patio doors open onto a private patio to the front, ideal for outdoor dining and entertaining. A further uPVC double glazed window overlooks the rear.

KITCHEN A well appointed galley style kitchen fitted with a range of wall, base and drawer units complemented by roll edge work surfaces. Features include a stainless steel sink and drainer, gas hob, space for an oven, under counter fridge and dishwasher, tiled splashback, and a uPVC double glazed window. A uPVC double glazed door provides direct access to the garden.

FIRST FLOOR

BEDROOM ONE A spacious principal bedroom positioned to the front of the property, offering plenty of room for furnishings and benefiting from a large uPVC double glazed window.

BEDROOM TWO A further generous double bedroom, similar in size to the principal bedroom, enjoying an open outlook across the surrounding area with glimpses towards the sea and across to Torquay. uPVC double glazed window.

BEDROOM THREE A well proportioned single bedroom, ideal as a child’s bedroom, home office or study. Includes loft access and a uPVC double glazed window.

BATHROOM Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath. uPVC obscure double glazed window.

OUTSIDE To the front of the property is a private enclosed patio with further terraces landscaped for low maintenance laid to pebble stones and complemented by a variety of mature shrubs and planting. To the rear is an enclosed, low maintenance courtyard laid mainly to decorative stone. The garden also benefits from useful under house storage and steps leading down to the garage which is situated in a nearby block.

Address ‘Kelland Close, Paignton, TQ3 3LP’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ’43 | E’

Taylors Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ