



Kelland Close | Paignton | TQ3 3LP

A two bedroom semi detached bungalow located within a quiet cul-de-sac in Paignton. The bungalow boasts, a bright and welcoming hallway, a spacious kitchen/breakfast room, a bright and roomy living room opening into the sunroom, two wonderful sized double bedrooms, a further loft room, and a modern family bathroom. The bungalow also benefits from a south facing rear garden that has been beautifully landscaped, off-road parking to 2 vehicles, and a garage. The home has wonderful sea views across Paignton and over to Torquay, internal viewings are highly recommended to appreciate all the property has to offer.

Guide price £285,000 -
£295,000

- CUL-DE-SAC LOCATION
- SEMI DETACHED
- GARAGE AND PARKING
- BEAUTIFULLY LANDSCAPED REAR GARDENS
- SEA VIEWS

ENTRANCE PORCHWAY A uPVC double glazed triple aspect porchway with a uPVC double glazed front door. Tiled flooring and wall mounted lighting. Secondary uPVC double glazed door leading into:-

ENTRANCE HALLWAY A bright and welcoming hallway with doors leading to adjoining rooms. A coat cupboard, coving and a gas central heating radiator. Overhead lighting.

KITCHEN/BREAKFAST ROOM - 4.37m x 3.18m (14'4" x 10'5") A spacious and recently fitted kitchen with a range of overhead, base and drawer units with roll edged work surfaces over. A 1.5 bowl stainless steel sink and drainer unit. Space and plumbing for a washing machine, fridge/freezer and oven. Built in larder unit, complimentary tile back splash and double aspect uPVC double glazing with sea views across Paignton. Space for a four seater dining table. Gas central heating radiator and a uPVC double glazed door leading into:-

SIDE PORCH Triple aspect double glazing with a uPVC door to the front aspect of the home and a further uPVC double glazed door leading out to the rear garden.

LOUNGE - 6.5m x 2.97m (21'4" x 9'9") A large and bright living room with space for variety of furniture. Coving, a porthole window and a archway leading through to the sun room again with ample space. Double aspect double glazed windows and skylight. Two radiators.

BEDROOM ONE - 4.98m x 3.45m (16'4" x 11'4") An incredibly sized master bedroom with a vast amount of space. A large uPVC double glazed window and a feature gas fireplace. Gas central heating radiator.



BEDROOM TWO - 4.39m x 3.05m (14'5" x 10'0") Another generously sized double bedroom overlooking the picturesque gardens. Built in wardrobes and space saver stairs leading up to the loft room. uPVC double glazed window and a gas central heating radiator.

LOFT ROOM - 5.66m x 3.58m (18'7" x 11'9") A great sized additional space with a door leading to additional eaves storage and built in wardrobes. uPVC double glazed window with phenomenal sea views across Paignton and over to Thatchers Rock, Torquay.

BATHROOM A modern family bathroom comprising a low level flush WC, a pedestal wash hand basin, a panelled bath unit and a corner shower unit. Complimentary Pvc walls. A uPVC double glazed obscure window and a chrome heated towel rail.

OUTSIDE - 4.8m x 3.48m (15'9" x 11'5")

GARAGE A metal up and over door opening into a roomy garage. Electrical points and overhead lighting. Fuse box and meters.

FRONT GARDEN A driveway allowing off road parking for up to two vehicles up to the garage. A sizeable front garden to the side that has been laid with artificial turf and a variety of mature plants and shrubs. Steps then lead up to the bungalow.

REAR GARDEN A beautifully landscaped south facing rear garden with a sizeable composite deck area directly off of the lounge perfect for entertaining. A further turfed section with steps then lead to another composite decked section. Breathtaking sea views across Paignton and Torquay over to Thatchers Rock. A variety of mature plants and shrubs. A summer house and shed will also remain.

Address 'Kelland Close, Paignton, TQ3 3LP'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.