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Offers Over £250,000

Kelland Close,
Paignton, TQ3 3LP

A two bedroom semi detached bungalow located within a quiet cul-de-sac just less than a mile from Paignton town. The property comprises of a welcoming entrance hallway, a spacious living room with spectacular sea views, a kitchen/breakfast room, two double bedrooms, a shower room, ample off road parking, garage and sunny rear gardens. The property is ideally situated within easy reach of schools, an array of supermarkets, Paignton town, Primley woods and more.



ENTRANCE HALLWAY A uPVC double glazed front door opens into a wide and welcoming entrance hallway with doors leading to the adjoining rooms. The hallway benefits from two deep fitted storage cupboards, overhead lighting and a gas central heating radiator.

LIVING ROOM A bright and spacious living room enjoying spectacular sea views across to Thatcher Rock, Torquay. Offering ample space for furnishings, the room also benefits from TV and internet points, a large uPVC double glazed window and a gas central heating radiator.

KITCHEN/BREAKFAST ROOM A light filled and generously proportioned kitchen/breakfast room fitted with a range of matching wall, base and drawer units with roll edged work surfaces over. Incorporating a stainless steel sink and drainer unit, an electric oven with grill, an induction hob with extractor hood above, and tiled splashbacks. The Worcester boiler is housed here, and the washing machine and fridge/freezer are included within the sale. A uPVC double glazed window perfectly frames the stunning sea views towards Thatcher Rock in Torquay, while there is ample space for a breakfast table and a gas central heating radiator.

BEDROOM ONE A spacious master bedroom positioned to the rear of the property, overlooking the sunny rear garden. Offering ample space for bedroom furnishings, the room also features a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A further generously sized double bedroom enjoying a pleasant outlook over the well maintained rear garden, complete with a uPVC double glazed window and a gas central heating radiator.

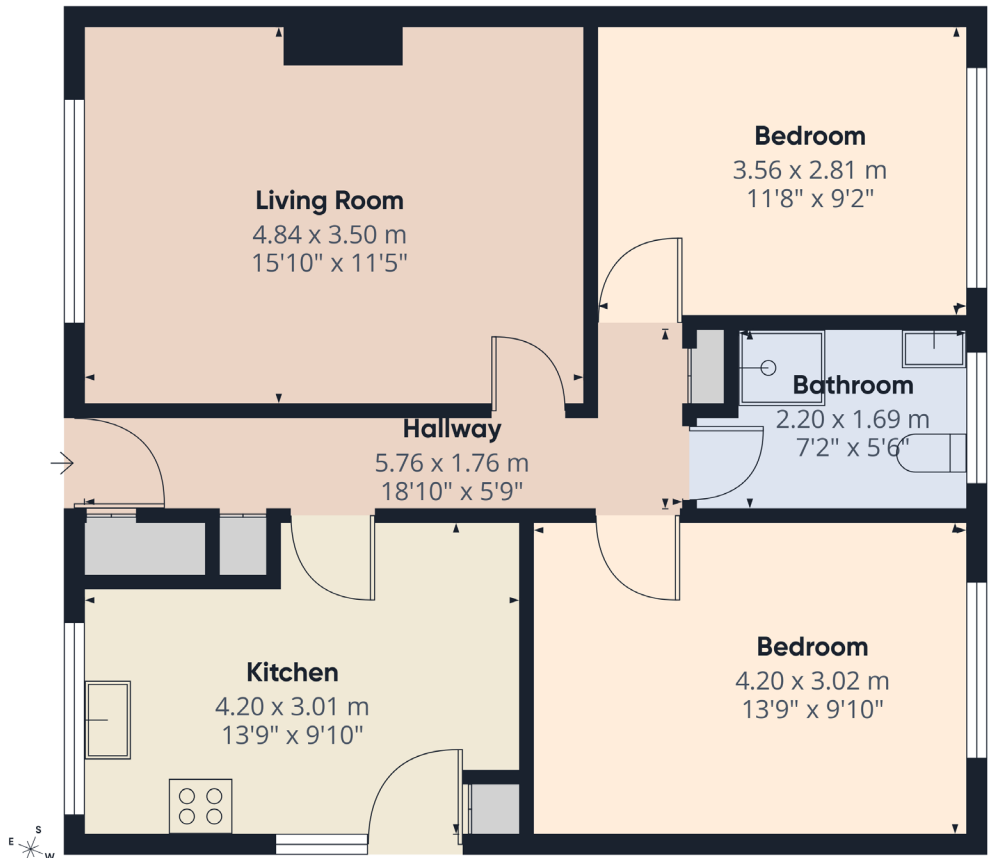
BATHROOM Comprising a three piece suite including a low level flush WC, pedestal wash hand basin and corner shower enclosure. Finished with tiled walls, a uPVC obscure double glazed window and a gas central heating radiator.

OUTSIDE

REAR GARDEN The south west facing rear garden is a wonderful space to relax and entertain, featuring a generous patio area ideal for alfresco dining. Steps lead up to two lawned tiers, complemented by a variety of mature shrubs and established planting.

FRONT To the front of the property is a lawned garden bordered by mature hedging, together with off road parking for multiple vehicles in tandem leading to the garage.

GARAGE A single garage fitted with a metal up and over door, providing excellent storage.



Approximate total area⁽¹⁾
63 m²
679 ft²

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Address 'Kelland Close, Paignton, TQ3 3LP'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '68 | D'

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