



176 Kings Ash Road, Paignton - TQ3 3XL

Paignton

£275,000



176 Kings Ash Road

Paignton, Paignton

Well presented throughout with gas fired central heating and upvc double glazing, the modern fitted kitchen has integrated appliances and useful utility room to side being ideal for laundry and storage with access to front and rear of the property. There is a through lounge/dining room on the ground floor plus a double bedroom. On the first floor there are two further bedrooms, a modern fitted bathroom with separate shower cubicle. Large landing area which can be used as a working from home space or could potentially be changed to another bedroom.

Externally there is off road parking to the front for two vehicles. The well maintained rear garden is arranged with patio areas and lawned area and enjoys a sunny aspect. Access to underhouse workshop plus storage area with window, power and light.



REAR GARDEN

Good sized rear garden arranged over several terraced and including patio area, lawned areas and planted areas. Gardens are enclosed by fencing and walling.

ON DRIVE

2 Parking Spaces

Driveway parking area to the front of the property.



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Locally there is a regular bus service, nearby convenience store and school. Paignton town centre is within two miles distance and offers a variety of shopping, cafes, bars and restaurants. Paignton is one of the three towns that make up Torbay, renowned for its mild climate and sandy beaches. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi detached dormer bungalow with three bedrooms
- Good sized lounge/dining room
- Contemporary fitted kitchen with integrated appliances
- Modern fitted bathroom with bath and separate shower cubicle
- Useful work from home area or potential of further bedroom
- Utility room to side
- Under house workshop and storage
- Off road parking for two vehicles
- Landscaped rear garden with patio and lawn
- EPC - D. Council tax band - C



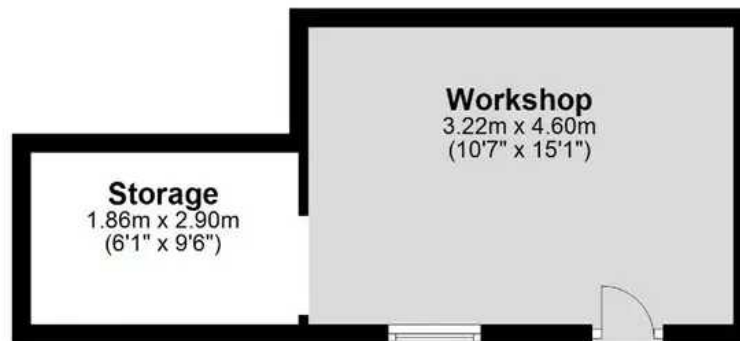


ABSOLUTE



Basement

Approx. 20.4 sq. metres (219.4 sq. feet)



Ground Floor

Approx. 70.4 sq. metres (758.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 131.3 sq. metres (1413.3 sq. feet)

Approx.
Plan produced using PlanUp.





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