



KELLAND CLOSE, PAIGNTON
£425,000 FREEHOLD

A SPACIOUS DETACHED HOME WITH COASTAL VIEWS.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

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SUMMARY: A SPACIOUS DETACHED HOME OCCUPYING A PROMINENT HEAD OF CUL DE SAC LOCATION ENJOYING MAGNIFICENT COASTAL VIEWS.

DIRECTIONS: From Primley Park turn into Singer Close and immediately left into Kelland Close. Follow the cul de sac along and the property will be found at the end of the cul de sac.

DESCRIPTION: A particularly spacious and versatile detached home occupying an end of cul de sac location and enjoying breathtaking coastal views to include Paignton seafront, Torquay, Thatcher Rock and out to sea. The property has been well maintained by the current owners who have owned it for over 30 years. The property was almost certainly originally a detached two bedroomed bungalow, sometime probably in the 1970's there has been a large roof extension with dormer providing two extra bedrooms and a shower room. The gardens are well established, although easily maintained and wrap around the property. There is plenty of parking and even space for a small boat if required. There is a garage and the property has the benefit of gas fired central heating and mainly uPVC double glazing. An early viewing is encouraged by the agents.

THE ACCOMMODATION COMPRISES: (All Measurements Approx.)

Entrance door to:

ENTRANCE PORCH: 6'6" x 5'6" With uPVC double glazing, a lovely sun trap, ideal for having breakfast in and French doors onto the gardens as well. Ceramic tiled floor. Wall light point. Entrance door to:

ENTRANCE HALL: 4'3" x 1'3" With double cloaks cupboard with mirror to the door and storage cupboard. Ceiling light point, radiator and laminate flooring.

SITTING ROOM: 15'10" x 11'10" A super room with large full height picture window enjoying dramatic views of Torbay. Reconstituted stone fireplace and hearth with wooden mantle, tall modern radiator, further radiator, TV aerial point, walk-in bay with outlook over the rear garden and beyond. Two ceiling light points, three wall light points, laminate flooring.

FITTED KITCHEN: 11'3" x 9'3" An excellent range of matching wall and base cupboards with peninsula unit, stainless steel sink and drainer. Plumbing and space for dishwasher, space for fridge freezer. Stainless steel 'New World' double oven set into oven housing unit, inset hob with filter and light over. Tall modern radiator, underwall unit lighting, plenty of work surface areas, splashback tiling, window looking into the conservatory and garden beyond. Ceiling light points, ceramic tiled floor. Door to:

uPVC DOUBLE GLAZED UTILITY/CONSERVATORY: 11'4 x 4'8" Having plumbing and space for an automatic washing machine, windows overlooking the gardens and development beyond. Door to the rear gardens, two wall light points.

GROUND FLOOR BEDROOM 2: 10'10" x 12' Large window with dramatic views of Paignton seafront, Torquay and Thatcher Rock. Radiator, ceiling light point, laminate flooring and fitted mirror.

BEDROOM 3/DINING ROOM: 11'11" x 7'10" Window to front enjoying the coastal views to Torquay and beyond. Radiator, laminate flooring, ceiling light point.

FAMILY BATHROOM: 8'11" x 7'10" Good sized bathroom with a four piece white suite including a panelled bath, pedestal wash hand basin, low flush W.C., tiled shower cubicle with thermostatic shower, ceramic tiled floor, upright radiator, chrome ladder type heated towel rail, part tiled walls, shaver socket/light, two ceiling light points, obscured windows to rear.

Open tread stairs rise and turn from the entrance hallway with a wall light point to the:

FIRST FLOOR LANDING: With radiator, laminate flooring, ceiling light point.

LARGE PRINCIPAL BEDROOM: 15' x 15'1" max This room forms a major part of the large dormer roof extension and has a picture window to side and large glazed dormer cheek, enjoying breathtaking views of Torbay. Radiator, laminate flooring, two ceiling light points, three wall light points, mirror, useful store cupboard. Door to:

DRESSING ROOM/STORAGE ROOM: 16'9" x 6'6" max plus the eaves storage. With three low level doors providing further storage in the eaves. Two ceiling light points.

BEDROOM 4: 8'4" x 5'4" min plus wardrobe space and recesses. Picture window and glazed dormer cheek providing panoramic views to Torbay and the Primley Park development. Wall and ceiling light point, laminate flooring.

SHOWER ROOM: 9'7" x 4'11" max plus door recess. Double shower cubicle with thermostatic shower unit. Pedestal wash hand basin, low dual flush W.C., shaver light/socket, laminate flooring, extractor, ladder type heated towel rail, ceramic tiled floor, part tiled walls, ceiling light point.

OUTSIDE: The property is situated at the head of a quiet cul de sac and is approached via a concrete driveway with parking for several vehicles, plus further cars or campervan/boat to the side. **GARAGE:** 17' x 11'11" With up and over door, outside taps, lighting, access to under the main body of the property. 'Gloworm' gas fired boiler, providing domestic hot water and central heating. New uPVC window to side. The driveway continues to the side of the property where this is space as previously mentioned for further cars, a campervan or boat. A wrought iron gate provides access to the rear gardens with further under house storage, useful key safe near the conservatory. The garden is terraced, laid mainly to shaped lawn with paved patios and sun terraces. There is also a productive vegetable plot/soft fruit area with aluminium framed greenhouse. A further wrought iron gate provides access to the far side of the bungalow, laid to patio leading to the lawn with mature palm, enclosed by established shrubs and fencing. Right at the front of the property, adjacent to driveway is an area that has been left for various shrubs. Outside lighting. There could be a possibility of sea views from the front garden if raised decking was put in (subject to necessary consents).

COUNCIL TAX BAND: D

EPC RATING: D

POSTCODE: TQ3 3LP

SERVICES: All main services are connected.

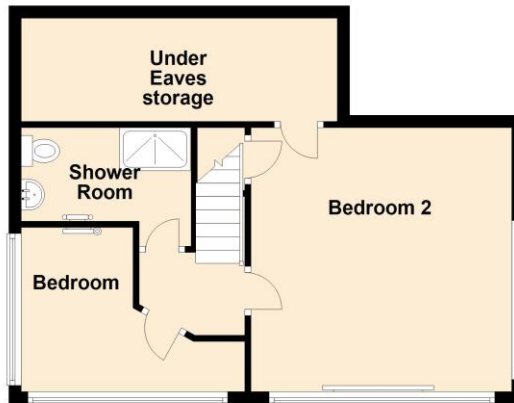
N.B. White goods and furniture available by separate negotiation.



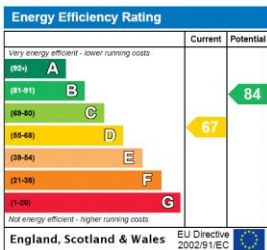


Total area: approx. 140.4 sq. metres (1511.5 sq. feet)

First Floor
Approx. 43.3 sq. metres (465.9 sq. feet)



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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