



133 Kings Ash Road

Paignton, Devon, TQ3 3TX



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**Deceptively Spacious Well Maintained 4-Bedroom Home
Versatile Property in Well Connected Location
Modern Kitchen, Lounge, Family Bathroom, Utility
Off Road Parking, Garage and Sunny Rear Garden
Close to Amenities, Primary & Secondary Schools**

LOCATION

Kings Ash Road is a sought-after residential area, offering excellent access to the A380 and within easy reach of local transport links. Local amenities, including primary and secondary schools, are within easy walking distance and the towns of Paignton, Brixham and Torquay are easily accessible.

DESCRIPTION

This well-maintained and deceptively spacious four bedroom property benefits from offroad parking and an integral garage. Steps lead to the front entrance which opens into a large, welcoming hallway providing ample space for coats, shoes and storage. On the ground floor, the hallway opens into a modern fitted kitchen with a range of units and smart storage systems. From the kitchen is access to utility area offering additional storage space, along with access to the enclosed rear garden. There is a generous lounge with large window to the front, two versatile bedrooms and a family bathroom. To the first floor is a light and spacious loft conversion with two further bedrooms and shower room.

The rear garden is terrace with a grassed section and paved patios. With south-east facing aspect the garden enjoys sun through the day. This home is ideal for families or those seeking flexible accommodation with potential for multi-generational living.

Ref No: 5314

£330,000 Freehold

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The property comprises:-

Terraced gravelled garden with steps leading to:-

FRONT ENTRANCE

With composite door leading into the:-

HALLWAY

5' 5" x 14' 1" (1.65m x 4.28m)

Access to rear garden.

KITCHEN

9' 1" x 12' 3" (2.76m x 3.74m)

Access to utility room.

LOUNGE

15' 5" x 14' 10" (4.70m x 4.53m) (max)

Window with front aspect.

AIRING CUPBOARD

FAMILY BATHROOM

6' 0" x 8' 11" (1.82m x 2.71m)

Full bathroom suite, frosted window with rear aspect.

BEDROOM 1 / OFFICE

11' 11" x 8' 1" (3.62m x 2.46m)

Small double with rear aspect. Understairs storage.

BEDROOM 2

11' 6" x 9' 10" (3.51m x 3.0m)

Double with front aspect.

Stairs to:- **FIRST FLOOR**

Large landing space into the eaves with storage and Velux windows.

BEDROOM 3 / OFFICE

9' 0" x 10' 8" (2.75m x 3.25m)

Double with rear aspect.

SHOWER ROOM

6' 7" x 10' 8" (2.00m x 3.25m)

With walk in shower. Rear aspect.

BEDROOM 4 - MASTER BEDROOM

15' 0" x 19' 0" (4.57m x 5.78m)

Spacious room with storage into the eaves, Velux windows and window with rear aspect.

OUTSIDE

To the front is off road parking, garage and gravelled terraced garden. To the rear is large paved patios and grassed section.

GENERAL INFORMATION

The property is fully double glazed and benefits from gas-fired central heating.

TENURE

Freehold.

SERVICES

Mains water, drainage, gas and electricity.

COUNCIL TAX BAND C

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021

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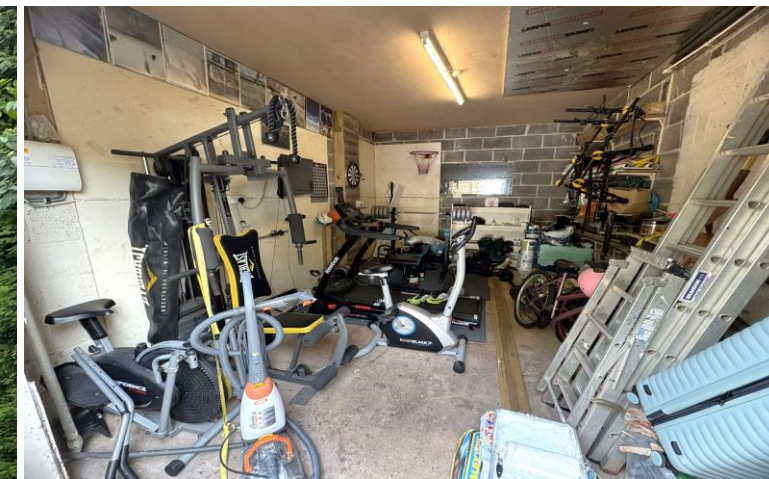
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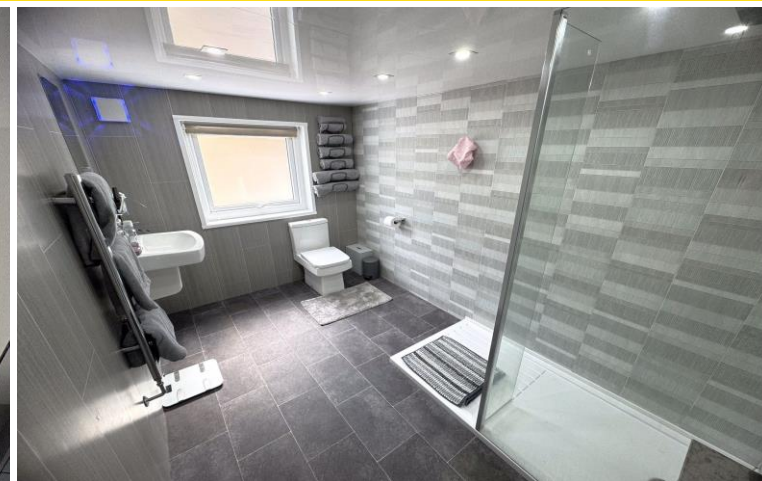
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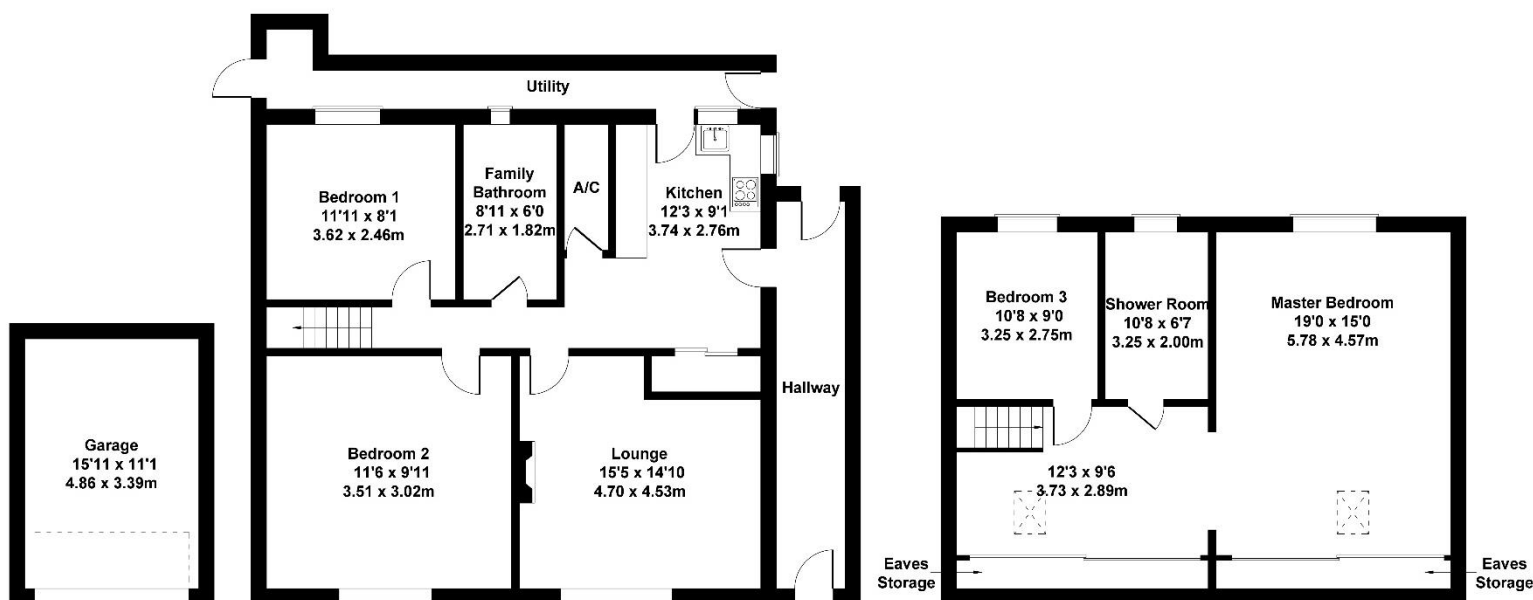




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Approximate Gross Internal Area
2013 sq ft - 187 sq m



THE GARAGE
IS UNDER
BEDROOM 2

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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www.bettesworths.co.uk
29/30 Fleet Street
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Devon
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