



Marldon Road | Paignton | TQ3 3QZ

Asking Price Of £285,000

A truly stunning three bedroom extended house, in a tucked away location with excellent sea views. The property is like a 'show home' and completed to a high standard. The kitchen flows through into a diner/family room with separate lounge. To the rear is a level garden and large parking bay.

- EXCEPTIONAL THREE BEDROOM HOUSE
- EXTENDED TO THE REAR
- LARGE KITCHEN/DINER FAMILY ROOM
- SPACIOUS PARKING

uPVC obscure glazed door to:-

ENTRANCE PORCH - 1.6m x 0.64m (5'3" x 2'1") Light point, radiator with thermostatic control, glazed door to:-

ENTRANCE HALL Light point, smoke detector, stairs to 1st floor, radiator with thermostat control, door to:-

KITCHEN/DINER/SNUG - 5.46m x 4.85m (17'11" x 15'11")

KITCHEN AREA Pendant light points, fitted kitchen with a range of base and drawer units with work surfaces over, inset electric hob and extractor over, built-in eyelevel double electric oven, integral fridge and freezer, central island with inset 1 1/2 bowl sink and drainer with mixer tap over and storage in drawers, cupboards and drawers below, radiator with thermostat control under stairs storage cupboard with consumer unit.

DINING AREA Pendant light points, UPVC double doors opening onto the rear garden, double doors to:-

SITTING ROOM - 3.78m x 2.92m (12'5" x 9'7") Light point, UPVC double glazed bay window to front aspect with sea views, radiator with thermostat control, high-level TV connection point.

UTILITY/GROUND FLOOR W.C - 1.98m x 1.78m (6'6" x 5'10") Pendant light point, extractor fan, access to loft space, UPVC double glazed window to side. Base units with work surface over and inset single sink and drainer with mixer tap over, space and plumbing for washing machine, space for tumble dryer, heated towel rail, close couple W.C, wall mounted boiler.

Address 'Marldon Road, Paignton, TQ3 3QZ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '75 | C'

Contact Details

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FIRST FLOOR LANDING - 2.39m x 2.08m (7'10" x 6'10") Light point, access to loft space, doors to:-

BEDROOM ONE - 4.17m x 3.48m (13'8" x 11'5") Light point, UPVC double glazed bay window to front aspect, with sea views, radiator with thermostat control, high-level TV connection point.

BEDROOM TWO - 3.02m x 2.97m (9'11" x 9'9") Light point, UPVC double glazed window to rear aspect, radiator with thermostat control, high-level TV connection point.

BEDROOM THREE - 2.59m x 1.96m (8'6" x 6'5") Directional spotlights, UPVC double glazed window to front aspect with sea views, radiator with thermostatic control, TV connection point.

BATHROOM/W.C - 2.41m x 1.7m (7'11" x 5'7") Light point, extractor fan, UPVC obscure glazed window, comprising panelled bath with shower over and glazed screen, vanity unit with inset wash hand basin, WC, heated towel rail.

OUTSIDE

FRONT At the front of the property is a lovely garden laid to artificial grass with stone chipping border and paved pathway leading to the front door enclosed by timber fence and enjoying sea views .REAR

To the rear of the property is a low maintenance garden accessed from the dining room onto a paved patio with access to a further rear leading to artificial grass and paving slabs enclosed by timber fence with gated access onto a block paved driveway providing parking for two vehicles. Outside tap. Outside lights.

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.