



Westview Road, Marldon, Paignton

£300,000



WILLIAMS HEDGE
ESTATE AGENTS



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17 WESTVIEW ROAD, MARLDON, PAIGNTON, TQ3 1NG

Detached bungalow | Excellent potential | Cul-de-sac position | Popular village location
Far-reaching countryside views | Entrance porch | Reception hall | Sitting/dining room
Conservatory | Kitchen | Two bedrooms | Bathroom WC | Gas central heating | Double glazing
Good-sized front and rear gardens

With far reaching countryside views towards Dartmoor the property offers a detached bungalow in a sought-after village location.

Marldon Village has the benefit of local store, post office, hairdressers, primary school, Church House Inn, Old Smokey Public House and a garage with store. The locality has easy access to the ring road and is situated within a few minutes' drive from the main Newton Abbot/Torbay bypass providing commuting to Exeter and beyond. Marldon is approximately 5 miles from the ancient market town of Totnes, with its Norman Castle, the lovely river Dart, a wealth of independent shops and eateries, a monthly food fair and two markets every week, together with a main line station.

Approached from the road, a driveway provides off-road parking which in turn leads to the integral single garage. Once inside, an entrance porch opens into the reception hallway and the remainder of the accommodation which comprises a dual aspect sitting/dining room which opens onto a conservatory with the far-reaching countryside views, kitchen, two bedrooms and a bathroom WC. There are good-sized gardens to the front and rear and an internal inspection is highly recommended in order to appreciate the potential on offer, superb location and stunning views.

The Accommodation Comprises

UPVC double glazed door to

ENTRANCE PORCH - 2.03m x 1.09m (6'8" x 3'7")

Light point, UPVC double glazed windows to front and side, obscure glazed door to

RECEPTION HALL - 3.07m x 1.8m (10'1" x 5'11")

Pendant light point, access to loft space, radiator, storage cupboard, doors to

SITTING ROOM - 4.57m x 3.51m (15'0" x 11'6")

Coved ceiling with pendant light point, UPVC double glazed window to front, radiator with thermostat control, UPVC double glazed sliding doors opening to



CONSERVATORY - 3.81m x 1.73m (12'6" x 5'8")

Glazed roof with UPVC double glazed windows to three sides and far-reaching countryside views towards Dartmoor, tiled flooring, UPVC double glazed door opening onto the rear garden.



KITCHEN - 2.51m x 2.11m (8'3" x 6'11") Coved ceiling with light point, smoke detector, UPVC double glazed window to rear aspect with far-reaching countryside views, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for gas cooker with extractor over, tiled surrounds, eyelevel cabinets, space for upright fridge/freezer, space and plumbing for washing machine or dishwasher.



BEDROOM ONE - 3.53m x 2.92m (11'7" x 9'7")
 Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobes to one wall with overhead storage.

OUTSIDE

FRONT At the front of the property is a tiered garden enclosed by low level brick wall and timber fence with a driveway providing off-road parking and leading to the integral single garage.



REAR To the rear of the property and accessed from the conservatory is a good-sized garden which enjoys far reaching countryside views towards Dartmoor. There is access to either side of the property and a useful under house storage area with light, power and a base unit with sink. The remainder of the garden is arranged over different levels and enclosed by timber fence and with hedgerow to the rear boundary.

BEDROOM TWO - 2.64m x 2.51m (8'8" x 8'3")
 Pendant light point, UPVC double glazed window to rear aspect with far-reaching countryside views towards Dartmoor, radiator with thermostat control.

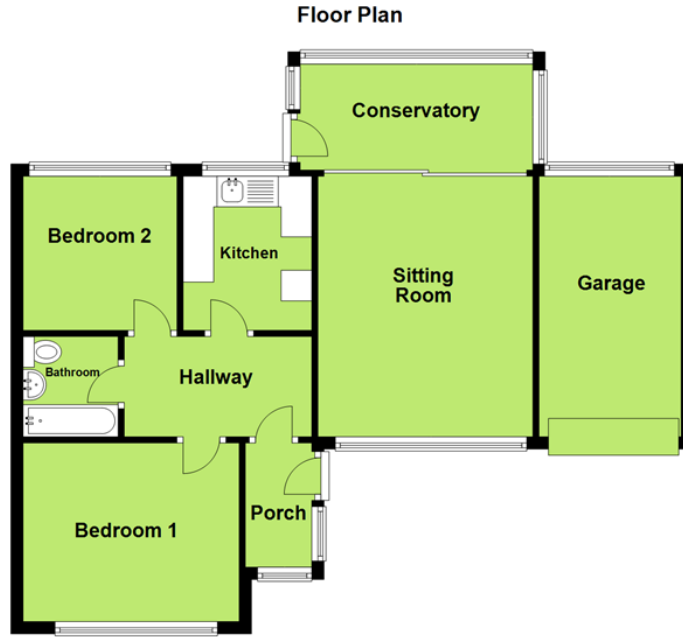


BATHROOM/WC - 1.65m x 1.55m (5'5" x 5'1")
 Coved ceiling with light point, UPVC obscure glazed window, heated towel rail. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin, close coupled WC, tiled walls.

Age: (unverified)	Stamp Duty:* £2,500 at asking price
Council Tax Band: C EPC Rating: D	Tenure: Freehold
Services - TBC	
Electric Meter Position:	Gas Meter Position:
Boiler Position:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 53 Sqm	Square foot: approx. 570 Sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.
 *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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