



## Marldon Road | Paignton | TQ3 3NS

A spacious three bedroom family home positioned within an ideal spot in Paignton. The home offers bundles of space and comprises of an inner porch way, a welcoming entrance hallway, a large open plan lounge/diner opening into a modern kitchen, three greatly sized double bedrooms with a further study, a cloakroom, a family bathroom, a further shower room, easy to maintain sunny rear gardens and off road parking. The home enjoys wonderful sea views and is conveniently situated just a short distance from Oldway primary and sacred heart primary, Paignton town and beach, local shops, Oldway mansions, bus links, the ring road and much more. The property is being offered with no onward chain!

Offers Over £285,000

- OFF ROAD PARKING
- EASY TO MAINTAIN REAR GARDENS
- AMAZING SEA VIEWS
- THREE BEDROOMS AND A STUDY
- CLOSE TO LOCAL AMENITIES
- NO CHAIN!

**PORCH WAY** A uPVC double glazed front door opening into the inner porch way with built in storage, uPVC obscure double glazed windows to either side allowing an abundance of light to beam through and a secondary door opening into:-

**HALLWAY** A beautiful original front door with a stain glasses window opening into the wide and welcoming entrance hallway with stairs rising to the first floor, a deep understairs storage cupboard, a door leading through to the ground floor accommodation and a gas central heated radiator.

**LOUNGE/DINER** - 7.71m x 3.91m (25'3" x 12'9") A beautifully bright and spacious open plan lounge/diner with space for an abundance of furniture perfect for entertaining. uPVC double aspect double glazing with a uPVC glazed bay window to the front and a further window overlooking the rear gardens allowing ample light to beam through. Overhead lighting and two gas central heated radiators. Archway leading into:-

**KITCHEN** - 4.93m x 2.18m (16'2" x 7'1") A modern kitchen boasting a range of overhead, base and drawer high gloss units with marble effect roll edged work surfaces above. A 1 bowl circular stainless steel sink and drainer unit, an electric single oven with grill integrated and a five ring gas hob with extractor hood above. An integrated dishwasher and space and plumbing for a washing machine, dryer and fridge freezer. uPVC double glazed windows with sea views across Paignton, a uPVC double glazed door leading to the rear gardens and a vertical radiator.

#### FIRST FLOOR

**BEDROOM ONE** - 4.52m x 2.97m (14'9" x 9'8") A wonderfully large master bedroom to the front aspect of the home with space for a vast amount of furniture. Built in mirror fronted wardrobes, a uPVC double glazed bay window and a gas central heated radiator.



**BEDROOM THREE** - 3.19m x 2.41m (10'5" x 7'10") A further generously sized smaller double bedroom with brilliant sea views across to Thatchers Rock, Torquay. Built in wardrobes, a uPVC double glazed window and a gas central heated radiator.

**STUDY** - 2.13m x 1.83m (6'11" x 6'0") A great sized office with built in storage and shelving perfect for those who work from home. uPVC double glazed window and a gas central heated radiator.

**WC** A contemporary cloakroom boasting a low level flush WC, a vanity wash hand basin with work surfaces to the side, a uPVC obscure double glazed window and a gas radiator.

**BATHROOM** A modern family bathroom comprising a vanity wash hand basin with high gloss fitted storage below, a panelled bath unit with shower attachments above, complimentary PVC panels walls, a uPVC obscure double glazed window, a mirror fronted medicine cabinet and a chrome heated towel rail.

#### SECOND FLOOR

**BEDROOM TWO** - 4.23m x 3.64m (13'10" x 11'11") An exceptionally sized large bedroom with phenomenal sea views from Thatchers rock to Berry head across the bay. Space for ample furniture, eaves storage, uPVC double glazed window, wash hand basin and a gas central heated radiator.

**SHOWER ROOM** A high level flush WC, a walk in shower unit, chrome heated towel rail and a uPVC obscure double glazed window.

#### OUTSIDE

**PARKING** Off road parking for two vehicles to the rear of the property.

**REAR GARDEN** An easy to maintain rear garden that has been laid to patio slabs perfect for enjoying the brilliant sea views and outdoor dining and entertaining. There is a substantially sized shed to the rear of the garden that has overhead lighting and a vast amount of storage. Further under house storage can be located within the garden which is where the combination boiler can be located.

Address 'Marldon Road, Paignton, TQ3 3NS'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

#### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

[info@taylorsestates.co.uk](mailto:info@taylorsestates.co.uk)

01803 663561

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.