



Pembroke Park | Marldon | Paignton | TQ3 1NL

Offers Over £350,000

A two bedroom detached bungalow on a good sized plot, situated in a highly desirable area, close to shops and ring road access. The bungalow has permission granted for a third bedroom and will ideally suit those looking for a property to make further improvement. Viewings are highly recommended.

- TWO BEDROOM DETACHED BUNGALOW
- LARGE PLOT
- PERMISSION FOR A 3RD BEDROOM
- IN NEED OF SOME UPDATING
- MASSIVE SCOPE AND POTENTIAL

uPVC double glazed front door to:-

LARGE FRONT PORCH uPVC double glazed windows and door to:-

HALLWAY Central heating radiator. Cloaks cupboard.

LOUNGE/DINER Feature fireplace. uPVC double glazed window. Delightful country views. Double doors opening onto:-

CONSERVATORY Part brick built with picture uPVC double glazed windows and pitched ceiling. Patio doors onto gardens.

KITCHEN/BREAKFAST ROOM Comprehensive range of wall and base units plus appliance space. Double aspect uPVC double glazed windows with excellent country views. Large pantry. Part tiled. Central heating radiator.

BEDROOM ONE uPVC double glazed window. Feature central heating radiator. Double aspect.

BEDROOM TWO uPVC double glazed window. Central heating radiator.



BATHROOM Luxury recently fitted suite comprising panelled bath with shower and screen. Vanity basin and low level WC. uPVC windows. Part tiled.

OUTSIDE Driveway with parking for 4/5 cars onto:-

GARAGE Power and lighting. Electric roller door. Door to rear.

GARDENS Large level surrounding gardens to the front, side and rear, mainly laid to lawn with shrub borders.

AGENTS NOTE Planning permission has been granted for a one bedroom extension into the roof with an ensuite. Plans available.

Address 'Pembroke Park, Marldon, Paignton, TQ3 1NL'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '29 | F'

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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.