



**Marldon Road | Paignton | TQ3 3LY**

A well presented two bedroom detached bungalow located in a convenient spot within Paignton. The bungalow comprises of a welcoming entrance hallway, a spacious living room, a modern farm style kitchen through to dining room, a large sunroom perfect for relaxing, two double bedrooms, a contemporary bathroom, sunny South west facing rear gardens, a double garage and off road parking. The property is ideally situated within easy reach of the Ring Road, Marldon Village, schools, bus links and more. The property is being offered with no onward chain.

**Asking Price Of £300,000**

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED THROUGH OUT
- MODERN BATHROOM
- DOUBLE GARAGE AND OFF ROAD PARKING
- EASY TO MAINTAIN REAR GARDENS
- NO CHAIN!



**ENTRANCE** A uPVC double glazed front door opening into a wide and welcoming and entrance hallway with doors leading to be adjoining rooms, overhead lighting, loft hatch and a gas central heated radiator.

**LIVING ROOM** - 4.53m x 3.61m (14'10" x 11'10") A spacious living room to the front aspect of the property boasting ample room for furniture. A feature electric fireplace with marble surround, tv and internet points, uPVC double glazed bay window and a gas central heated radiator.

**DINING ROOM** - 3.68m x 3.68m (12'0" x 12'0") A sizeable dining room off of the kitchen area perfect for entertaining. Space for a 6 seater dining table, an electric fireplace with marble surround, uPVC double glazed window and a gas central heater radiator.

**KITCHEN** - 4.11m x 2.21m (13'5" x 7'3") A modern farm style kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob with extractor hood above. Further integrated appliances such as fridge and freezer as well as an integral washing machine. Complimentary tile backsplash, uPVC double glazed window and a gas central heated radiator.

**Address** 'Marldon Road, Paignton, TQ3 3LY'

**Tenure** 'Freehold'

**Council Tax Band** 'D'

**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  
01803 663561



**SUN ROOM** - 4.7m x 3.53m (15'5" x 11'6") An exceptionally large sun room that makes a perfect further sitting room overlooking the sun soaked gardens and with a stunning countryside outlook. uPVC double glazed windows and a uPVC double glazed door leading out to the rear.

**BEDROOM ONE** - 4.53m x 3.82m (14'10" x 12'6") A large master bedroom to the front aspect of the property. uPVC double glazed bay window and a gas central heated radiator.

**BEDROOM TWO** - 3.87m x 3.35m (12'8" x 10'11") A further generously sized double bedroom, uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A luxurious family bathroom comprising a four piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below, a panelled bath unit and a corner shower unit. Modern tiling, extractor fan, Velux window and a chrome heated towel rail.

### OUTSIDE

**GARAGE** - 6.37m x 3.65m (20'10" x 11'11") A large double garage with a metal roller door, overhead lighting and extrication points.

**REAR GARDEN** A South west facing rear garden that has been thoughtfully designed for ease of maintenance. The gardens are predominantly laid to patio slabs perfect for outdoor dining and entertaining whilst taking in the picturesque view across Marldon fields and the horse field. Side gate access, access to the double garage and water tap.

**PARKING** Off road parking for up to 3 vehicles.

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.