



**Brockhurst Park | Marldon | Paignton | TQ3 1LB**

**Asking Price Of £325,000**

A substantially sized three bedroom town house located in the extremely desirable village of Marldon. The property boasts a welcoming hallway, a modern kitchen/diner, a large living room, a cloakroom, three double bedrooms with the master being en-suite, an integral garage, off road parking and sunny rear gardens. The property is situated in the prestigious Brockhurst development in Marldon and is perfectly positioned within easy reach of Marldon primary school, local shops, bus links, the ring road and much more. The property is being offered with no onward chain!

- NO CHAIN!
- MODERN KITCHEN/DINER
- MASTER EN-SUITE
- INTEGRAL GARAGE AND PARKING
- QUIET CUL-DE-SAC
- HIGHLY DESIRABLE MARLDON LOCATION
- ENCLOSED REAR GARDEN



**ENTRANCE** A double glazed wooden front door opening into a wide and welcoming entrance hallway with a doors leading through to the kitchen/diner, an integral door leading into the garage and a fitted storage cupboard. Thermostat heating control, overhead lighting, tiled flooring and a gas central heating radiator.

**KITCHEN/DINER** - 4.72m x 4.01m (15'6" x 13'2") A beautifully modern farmhouse style kitchen/diner boasting a range of overhead, base and drawer shaker style units with solid oak work surfaces above. A 1 bowl porcelain Belfast sink, a large gas range cooker with extractor hood above as well as further integrated appliances including fridge freezer, washing machine and dishwasher. Wall mounted ideal combination boiler, complementary tile backsplash, tiled flooring, space for a 6/8 seater dining table and UPVC double glazed French doors leading out to the private rear gardens.

## FIRST FLOOR

**LOUNGE** - 5.49m x 4.19m (18'0" x 13'9") A large living room to the front aspect of the property with superb countryside views, space for an abundance of furniture, a feature gas fireplace with granite hearth, TV and Internet points, UPVC double glazed window and tilt and turned doors opening to the Juliet balcony and a gas central heated radiator.

**BEDROOM THREE** - 4.7m x 3.1m (15'5" x 10'2") A generously sized third double bedroom to the rear aspect of the property, two UPVC double glazed windows and two gas central heated radiators.

Address 'Brockhurst Park, Marldon,  
Paignton, TQ3 1LB '

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '73 | C'

## Contact Details

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**CLOAK ROOM** A useful cloakroom boasting a low-level flush WC and a wall mounted wash handbasin.

## SECOND FLOOR

**BEDROOM ONE** - 4.44m x 3.71m (14'7" x 12'2") An incredibly spacious master bedroom to the front aspect of the property with stunning countryside views, the bedroom offers a vast amount of space as well as deep built-in wardrobes, UPVC double window and a gas central heated radiator.

**ENSUITE** A sizable master ensuite comprising of a low-level flush WC, a wall mounted has wash handbasin and a walk-in shower cubicle. Part tile walls, shaver points, extractor fan and a white heated towel rail.

**BEDROOM TWO** - 4.06m x 3.25m (13'4" x 10'8") A second incredibly spacious double bedroom overlooking the rear gardens. Deep built-in wardrobes, UPVC double glazed window and a gas central heated radiator.

**BATHROOM** A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit. Tiled walls, extractor fan, shaver points and a gas central heated radiator.

**OUTSIDE** An enclosed and private rear garden that has been thoughtfully designed for ease of maintenance being predominantly laid to patio slabs.

**INTEGRAL GARAGE** A metal up and over door, overhead lighting, electrical points and a door leading into the main house.

**PARKING** Off road parking to the front of the property leading up to the garage.

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.