



Marldon Road | Paignton | TQ3 3NS

Offers Over £189,950

A well presented three bedroom family home located just 0.8 miles from Paignton town. The property comprises of a welcoming entrance hallway, a large open plan lounge/diner, a sizeable fitted kitchen, three bedrooms, a spacious family bathroom and a sunny rear courtyard garden. The property is ideally situated within easy reach of bus links, schools, doctors and pharmacies, Paignton town, the ring road and more. The property is being offered with no onward chain!

- NO CHAIN!
- THREE BEDROOMS
- WONDERFUL SEA VIEWS
- LARGE ACCOMMODATION
- 0.8 MILES FROM PAIGNTON TOWN



**ENTRANCE** A uPVC double glazed front door opening into a wide and welcoming entrance hallway with stairs rising to the first floor and a door leading through to the ground floor accommodation. Cupboard housing the fuse box and metres as well as a gas central heated radiator.

**LOUNGE/DINER** An incredibly large and light filled open lounge/diner boasting space for an abundance of furniture, breathtaking sea views across the bay, double aspect uPVC double glazed windows to both the front and the rear, TV and Internet point and a gas central heated radiator.

**KITCHEN** A spacious kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, space for a gas cooker, space for a washing machine and fridge freezer. A large under stairs pantry cupboard, two uPVC double glazed windows and a uPVC door leading out to the courtyard.

## FIRST FLOOR

**BEDROOM ONE** A large master bedroom to the front aspect of the home with incredible sea views across the bay. uPVC double glazed window and a gas central heated radiator.

Address 'Marldon Road, Paignton, TQ3 3NS'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '66 | D'

## Contact Details

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**BEDROOM TWO** A second generously sized double bedroom overlooking the sun soaked rear courtyard. uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** A sizeable third single bedroom with again incredible sea views. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A spacious family bathroom comprising of a low level flush WC, a pedestal wash hand basin and a panelled P shaped bath unit with shower attachments above and a protective glass shower screen. Panelled walls, wall mounted glow worm boiler, uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** A south west facing rear courtyard that is predominantly laid to concrete for ease of maintenance perfect for alfresco dining.

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.