



Asking Price Of £374,950

Marldon Road,
Paignton, TQ3 3NN

Occupying a substantial third-of-an-acre plot, this detached home on Marldon Road offers versatile living space, sea views, and extensive off-road parking. Conveniently located near local amenities and bus routes, with Paignton town centre and seafront around a mile away. The layout includes a spacious sitting/dining room, family room, kitchen/breakfast room, and utility, plus a ground floor shower room and three first-floor bedrooms—all with sea views. The flexible floorplan and separate access points present excellent potential for annex accommodation, ideal for multi-generational living or independent space (subject to consents).



ENTRANCE PORCH – 2.46m x 1.07m (8'1" x 3'6") Tiled flooring, door to:-

RECEPTION HALL – 3.91m x 2.44m (12'10" x 8'0") Stairs to first floor, storage cupboards.

SITTING ROOM – 4.88m x 3.71m (16'0" x 12'2") Front aspect, fireplace, arch to:-

DINING ROOM – 3.71m x 2.95m (12'2" x 9'8") Sliding doors to sun terrace, additional side window.

KITCHEN/BREAKFAST ROOM – 5.36m x 2.95m (17'7" x 9'8" max) Fitted units, induction hob, oven, breakfast bar, door to side porch.

FAMILY ROOM – 5.23m x 3.48m (17'2" max x 11'5") Bright dual-aspect room with bay window to rear.

UTILITY ROOM – 3.63m x 2.69m (11'11" x 8'10" max) Sink, appliance space, garden access.

GROUND FLOOR SHOWER/WC – 2.59m x 1.83m (8'6" x 6'0") Walk-in shower, vanity unit, WC.

REAR PORCH – 1.85m x 1.75m (6'1" x 5'9") Access to sun terrace.

FIRST FLOOR LANDING With storage and loft access.

BEDROOM ONE – 6.02m x 3.71m (19'9" x 12'2") Large dual-aspect room with wide sea views.

BEDROOM TWO – 3.51m x 1.75m (11'6" x 5'9") Sea views to the front.

BEDROOM THREE – 3.07m x 2.44m (10'1" x 8'0" max) Also front-facing with sea views.

SHOWER ROOM/WC – 2.64m x 1.63m (8'8" max x 5'4" max) Shower cubicle, basin, WC.

OUTSIDE

FRONT – Extensive gravel driveway with space for 8–10 vehicles, ornamental garden, enclosed by fencing.

REAR – Large south-westerly garden mainly laid to lawn, sun terrace with wrought iron railings, block-built stores (light/power), former kennel, outside tap and lights, gated side access. Additional uncultivated land beyond the rear fence.



Address 'Marldon Road, Paignton, TQ3 3NN'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '54 | E'

Taylor's Estate Agents
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