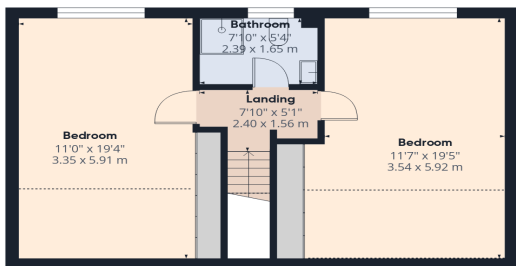




GUIDE PRICE OF £425,000 - £450,000

Churscombe Park,
Marldon, Paignton,
TQ3 1NP

This well-presented detached Dorma bungalow offers a flexible internal layout, making it ideal for families, multi-generational living, or those working from home. With four bedrooms, two bathrooms, open-plan living, and excellent outdoor storage and parking, this property combines practicality with comfort across 1,516 sq ft of space.



GROUND FLOOR

Entrance Hallway leads to:-

BEDROOM 4 / STUDY A flexible room positioned at the front of the property—ideal as a home office, guest bedroom, or hobby room. Quiet and private, with room for a desk or single bed.

BEDROOM 3 A well-sized ground-floor bedroom, offering comfort and easy access for guests or family members. With fitted Wardrobes and uPVC windows overlooking the garden on the rear.

BATHROOM Fully tiled flooring with a modern finish, this ground floor shower room includes a walk-in shower, vanity wash basin, toilet, heated towel rail, and radiator situated in a sizable air in cupboard. Convenient for guests and ground-floor living.

LOUNGE A generously proportioned main living area and dual radiators. A comfortable and inviting space, ideal for family relaxation.

DINING ROOM & KITCHEN The dining room opens directly into a modern fitted kitchen, creating a sociable and functional layout. The kitchen features spotlights, a dual electric oven, electric hob with extractor, space for a fridge freezer, and dishwasher. Plenty of worktop and cupboard space make this a practical area for everyday living and entertaining.

FIRST FLOOR

BEDROOM 1 A spacious double bedroom positioned at the rear of the property, offering a great size and fitted wardrobes cleverly situated in the eaves. A large UPVC window provides elevated views.

BATHROOM The first-floor bathroom is fully tiled and includes a bath with overhead shower, vanity wash basin, toilet, radiator, and heated towel rail—serving the upstairs bedrooms comfortably.

BEDROOM 2 Another generous double bedroom, and fitted wardrobes cleverly situated in the eaves.

OUTSIDE SPACE

INTEGRAL GARAGE A secure garage with internal access, currently used for storage and laundry.

GARDEN The Westly facing rear garden offers a level lawn space with a mixture of patio space. The garden includes two sheds, both with working electricity—ideal for use as workshops, storage, or hobby spaces.

PARKING The property benefits from off-road parking for up to 4 vehicles, making it highly practical for families or households with multiple cars.

Address 'Churscombe Park, Marldon, Paignton, TQ3 1NP'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '65 | D'

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