

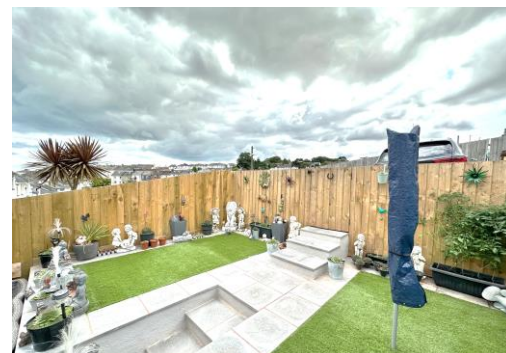


Marldon Road, Paignton

£293,500



WILLIAMS HEDGE
estate agents



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17 MARLDON ROAD, PAIGNTON, TQ3 3QZ

Refurbished family home | Block paved driveway for two vehicles | Sea views | Entrance porch
Hallway | Sitting room with bay window | Stunning kitchen/dining space | Utility and ground floor
W.C | First floor landing | Three bedrooms | Bathroom W.C | Front and rear gardens

With off-road parking at the rear, sea views to the front, the property offers a stunningly refurbished level seating space to enjoy the sea views, and a paved pathway leads to the front door.

Once inside an entrance porch opens into the hallway and the ground floor accommodation which comprises a stunning kitchen/dining space with contemporary fitted kitchen with a large central island and double doors from the dining area opening into the low maintenance rear garden. To the front aspect is a sitting room with bay window which takes in the sea views. There is also a utility and ground floor W.C. On the first-floor landing led to 3 bedrooms and a bathroom/W.C. The property is further complimented throughout with UPVC double glazed windows and doors and gas central heating. To the rear of the property is a low maintenance garden accessed from the dining room onto a patio area with steps leading to a further tier laid to artificial grass and enclosed by timber fencing with gated access onto the block paved driveway. An internal inspection is highly recommended in order to appreciate this superb accommodation on offer.

The Accommodation Comprises

UPVC obscure glazed door to

ENTRANCE PORCH - 1.6m x 0.64m (5'3" x 2'1") Light point, radiator with thermostatic control, glazed door to

ENTRANCE HALL Light point, smoke detector, stairs to 1st floor, radiator with thermostat control, door to

KITCHEN/DINING ROOM - 5.46m x 4.85m (17'11" x 15'11")

KITCHEN AREA

Pendant light points, fitted kitchen with a range of base and drawer units with work surfaces

over, inset electric hob and extractor over, built-in eyelevel double electric oven, integral fridge and freezer, central island with inset 1 1/2 bowl sink and drainer with mixer tap over and storage in drawers, cupboards and drawers below, radiator with thermostat control under stairs storage cupboard with consumer unit.

DINING AREA

Pendant light points, UPVC double doors opening onto the rear garden, double doors to



SITTING ROOM - 3.78m x 2.92m (12'5" x 9'7") Light point, UPVC double glazed bay window to front aspect with sea views, radiator with thermostat control, high-level TV connection point.



UTILITY/GROUND FLOOR W.C - 1.98m x 1.78m (6'6" x 5'10") Pendant light point, extractor fan, access to loft space, UPVC double glazed window to side. Base units with worksurface over and inset single sink and drainer with mixer tap over, space and plumbing for washing machine, space for tumble dryer, heated towel rail, close couple W.C, wall mounted boiler.

FIRST FLOOR LANDING - 2.39m x 2.08m (7'10" x 6'10") Light point, access to loft space, doors to

BEDROOM ONE - 4.17m x 3.48m (13'8" x 11'5") Light point, UPVC double glazed bay window to front aspect, with sea views, radiator with thermostat control, high-level TV connection point.



BEDROOM TWO - 3.02m x 2.97m (9'11" x 9'9") Light point, UPVC double glazed window to rear aspect, radiator with thermostat control, high-level TV connection point.

BEDROOM THREE - 2.59m x 1.96m (8'6" x 6'5") Directional spotlights, UPVC double glazed window to front aspect with sea views, radiator with thermostatic control, TV connection point.

BATHROOM/W.C - 2.41m x 1.7m (7'11" x 5'7") Light point, extractor fan, UPVC obscure glazed window, comprising panelled bath with shower over and glazed screen, vanity unit with inset wash hand basin, W.C, heated towel rail.



OUTSIDE

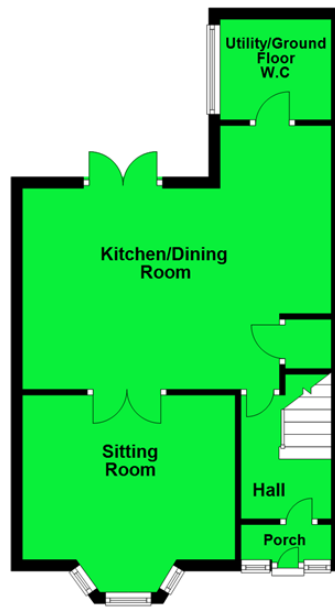
FRONT At the front of the property is a lovely garden laid to artificial grass with stone chipping border and paved pathway leading to the front door enclosed by timber fence and enjoying sea views.

REAR To the rear of the property is a low maintenance garden accessed from the dining room onto a paved patio with access to a further rear led to artificial grass and paving slabs enclosed by timber fence with gated access onto a block paved driveway providing parking for two vehicles. Outside tap. Outside lights.

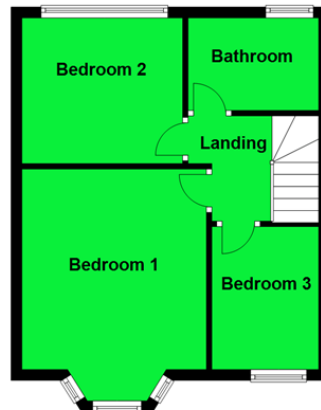


This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



Age: 1930 (unverified)	Postcode: TQ3 3QZ
Current Council Tax Band: B EPC Rating: C	Stamp Duty: * £2,175 at asking price
Electric meter position: Understairs – rewired with new consumer unit 2023	Gas meter position: Outside front
Boiler positioned: Combination, utility. New 2023	Water: Meter
Loft: Insulated ladder and light	Rear Garden Facing: South / South West
Total Floor Area: approx. 94sqm, 1011sqft	

This information is given to assist and applicants are requested to verify as fact.
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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