



Marldon Road, Paignton

Guide Price £325,000 - £350,000



WILLIAMS HEDGE
ESTATE AGENTS



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185C MARLDON ROAD, PAIGNTON, DEVON TQ3 3NB

Individually designed detached home | Tucked away position | Ample off road parking
Reception hall | Sitting/dining room | Kitchen/breakfast room | Two double bedrooms
Two bathrooms | Level and enclosed garden | Suitable for Investment purchase, holiday home/flat or permanent residence

An individually designed 2/3 bedroom detached home offering well presented accommodation with a flexible layout. Arranged over two floors, the property offers excellent potential for a 'lock up and leave', holiday/residential let or a permanent residence.

In a tucked away position the property is accessed via a tarmac driveway which provides off-road parking for several vehicles and access to an impressive portico entrance. Once inside, the reception hallway with stairs to first floor leads to the ground floor accommodation comprising a spacious multi aspect sitting/dining room with an abundance of natural daylight and double doors opening onto the front, this room could easily be divided to create a third bedroom if required. To the side aspect is a kitchen/breakfast room with double doors opening onto the enclosed garden, a double bedroom and a four piece bathroom/W.C. On the first floor the landing leads to a large bedroom with built-in cupboards to the eaves space and a four piece bathroom/W.C. The property is further complimented throughout with UPVC double glazed windows and doors and gas central heating. Outside is a level enclosed garden accessed from the kitchen/breakfast room onto a patio with pathway continuing to either side of the property and with gated access to the front. From the patio is a level lawn with raised flower bed/shrub border and access onto a large timber deck offering a perfect space for 'Al fresco' dining, hot tub and seating. An internal inspection is highly recommended in order to appreciate the accommodation on offer and all that this unique home has to offer. Suitable for a variety of uses the property has been let out on a residential basis and as an Air bnb holiday home and further information is available on request.

The Accommodation Comprises

Portico entrance with light point and UPVC door with obscure glazed side panel to

ENTRANCE HALL Pendant light point, smoke detector, stairs with handrail to first floor, radiator with thermostat control, under stairs storage cupboard with consumer unit, doors to

SITTING/DINING ROOM - 7.77m x 4.75m (25'6" max x 15'7" max) Pendant light point and directional spotlights, UPVC double glazed windows and double doors opening onto the front, radiators with thermostat control, telephone point, TV connection point, door to hallway.



KITCHEN/BREAKFAST ROOM - 4.09m x 2.95m (13'5" x 9'8") Inset spotlights, UPVC double glazed doors opening onto the enclosed rear garden, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching eye level cabinets, built-in electric oven, space and plumbing for washing machine, integral fridge and freezer, breakfast bar, TV connection point.



GROUND FLOOR BEDROOM TWO - 3.61m x 2.95m (11'10" x 9'8") Pendant light point, UPVC double glazed window, radiator with thermostat control.



BATHROOM/W.C Inset spotlights, extractor fan, UPVC glazed window. Four piece suite comprising a panelled bath with twin hand grips and shower attachment over, separate shower cubicle with electric shower, pedestal wash hand basin with tiled splashback, close coupled W.C, radiator with thermostat control.



FIRST FLOOR LANDING Pendant light point, smoke detector, velux window, doors to

BEDROOM ONE - 7.8m x 5.64m (25'7" max x 18'6" max)
Pendant light point and directional spotlights, UPVC double glazed window, velux window. Built-in wardrobes to the eaves, radiator with thermostat control, further under eaves storage, TV connection point.



BATHROOM/W.C Directional spotlights, extractor fan, UPVC double glazed window. Four piece suite comprising a panelled bath with twin hand grips and shower attachment over, separate double shower cubicle with sliding door, vanity unit with inset wash hand basin and tiled splashback, close coupled W.C, radiator with thermostat control, storage cupboard, built-in storage cupboard to the eaves with slatted shelving.



OUTSIDE To the front of the property is a tarmac driveway providing off road parking for several vehicles with steps leading to the front door. Outside lighting. Outside power.



To the side of the property and accessed from the kitchen/breakfast room is a level enclosed garden onto a patio accessed directly from the kitchen and the remainder laid to lawn with raised flowerbed/shrub border and access onto a large timber deck and enclosed by block wall. Outside lights, outside power and gated access to either side.



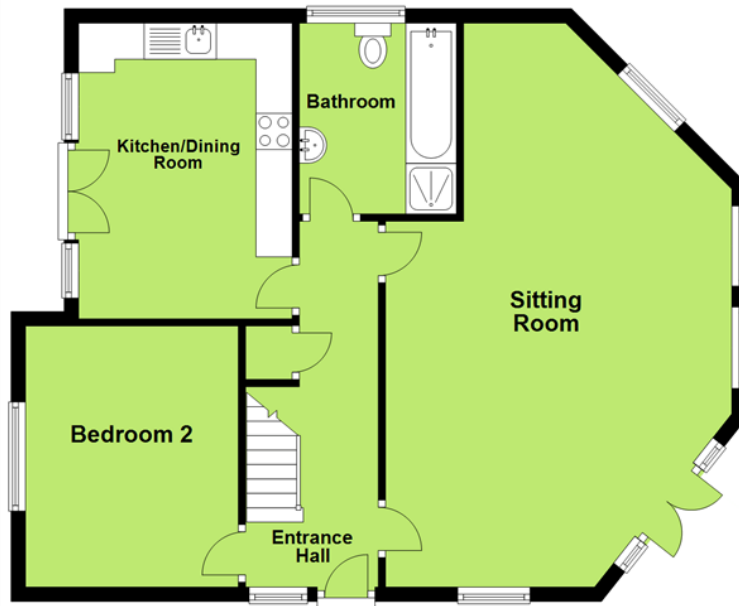
Age: 2009 (unverified)	Postcode: TQ3 3NB
Current Council Tax Band: C	Stamp Duty:* £5,000 at higher asking price
EPC Rating: C	Gas meter position: Front wall
Electric meter position: Front wall	Water: Rates
Boiler positioned: Kitchen	Rear Garden Facing: South
Loft: N/A	Square foot:
Total Floor Area: square meters approx. 113	

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.

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

Ground Floor



First Floor



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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