



- Detached Spacious House with Sea Views
- Entrance Hall with Cloakroom
- Double length Lounge With French Door to the Conservatory
- Kitchen with Separate Dining Room
- Ground Bedroom
- Three Bedrooms to the First Floor
- Family Bathroom
- Ample Off Road Parking and Large Garage
- Convenient Location
- Large Rear Garden

Our View "Situated in a convenient location with good access to local amenities. Viewing highly recommended in order to full appreciate the space on offer."

A spacious detached four bedroom home providing spacious flexible accommodation with Sea Views . The property benefits form a large garden, ample off road parking and a garage.



This stunning detached house in Paignton offering a spacious and flexible layout, making it perfect for a variety of buyers. The house boasts spectacular sea views across to Berry Head, Brixham and features a bright entrance hall with cloakroom, a large double length lounge which can also be used as a lounge/diner with French doors leading to the conservatory, there is a separate dining room which could be converted into another bedroom, a modern kitchen, four bedrooms, and a substantial family bathroom. Externally, there is a substantial rear garden, ample off-road parking, and a large tandem garage.

One of the standout features of this property is the spectacular sea views it offers across to Berry Head in Brixham. The location is also highly convenient, being within close proximity to the Devon expressway, Paignton town and beach, local shops and supermarkets, and schools.

Upon entering the property, you are greeted by a generously sized hallway with stairs leading to the first floor, a cloakroom with WC, and doors leading to the adjoining rooms.

The lounge is an extremely spacious living area with a triple aspect providing an abundance of natural light and providing sea views. A focal point is the modern log burner and there is space for dining suite to one end should one wish. French doors take you through to the conservatory which is a great additional living space overlooking the garden with has sea views.

The separate dining room provides ample space for a dining suite but could be repurposed and used as another bedroom. The kitchen is a high-end and modern space overlooking the rear garden. It boasts a variety of wall and base level kitchen units providing ample storage. There is a built in eye level double oven with gas hob and extractor hood. The kitchen benefits from an integrated dishwasher and there is space for an American style fridge freezer and washing machine. The Worcester combination boiler is also housed within the kitchen.

The ground floor accommodation also benefits from a double bedroom enjoying a double aspect to the front of the property

On the first floor, the master bedroom is exceptionally large with stunning sea views across Paignton to Berry Head. There is ample space for furniture and deep, built-in walk-in wardrobes. There are two further bedrooms to the first floor with bedroom four currently being used as an office.

The family bathroom is extremely spacious and features a modern 4-piece suite comprising a low-level flush WC, a wall-mounted vanity unit with double wash hand basin, a panelled corner bath, and a walk-in double shower.

Outside, to the front of the property there is off-road parking for up for a number of vehicles. The rear garden has been thoughtfully divided into two sections, with a large sun terrace off the kitchen and conservatory, ideal for al fresco dining. Steps lead down to a large turfed area with mature shrubs, flowers, trees, and various fruit trees, including two apple trees, one pear tree, and one cherry tree.

The garage features an up and over door to the front and rear, providing the option to drive through to the garden if desired. It also includes windows, power points, light points, and a personal door to the garden.

This property offers ample space, stunning sea views, convenient location, and a flexible layout, making it an ideal family home.

Internal viewings are highly recommended to fully appreciate the accommodation on offer.

Council Tax Band D for the period 01/04/2023 to 31/03/24 financial year is £2,132.74

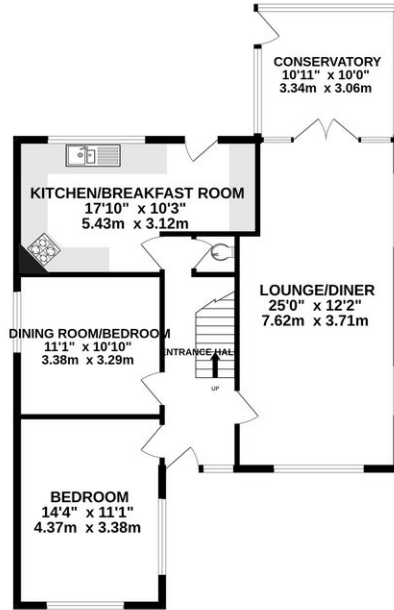
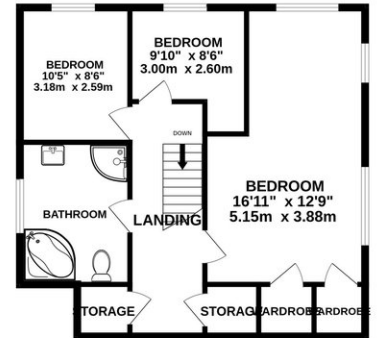
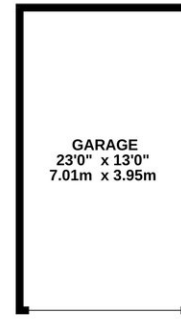


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1880 sq.ft. (174.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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Tenure: Freehold

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Marldon Road, Paignton

£465,000

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