

CHRISTOPHER SCALES
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Marldon, Paignton

£315,000

To arrange a viewing, when calling please quote CS1097

Tucked away within an exclusive mews-style development in the highly sought after village of Marlton, this stunning home has been beautifully updated to a high specification, offering stylish and inviting accommodation throughout.

The ground floor features a welcoming entrance hall, a modern integrated kitchen and a bright and spacious living room with direct access to the garden. On the first floor are three bedrooms and a contemporary bathroom. One of the standout features of this home is its impressive staircase and the stylish interior finish. Outside, the property enjoys a private garden and allocated parking, all within easy reach of local amenities, excellent transport links, and the stunning South Devon countryside.

The accommodation comprises: Covered entrance with light point and storage cupboard with shelving and consumer unit, door to:

ENTRANCE HALL Coved ceiling with inset spotlights, radiator with thermostat control, stairs to first floor, opening to:

SITTING/DINING ROOM Coved ceiling with inset spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, telephone point, UPVC double glazed doors opening onto the rear garden.

KITCHEN Coved ceiling with inset spotlights, UPVC double glazed windows to rear aspect and door opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, wall cabinets, integral fridge freezer, integral washing machine, built-in electric oven, microwave oven and warming drawer, induction hob.

FIRST FLOOR LANDING Coved ceiling with inset spotlights, smoke detector, hatch to loft space, storage cupboard with hanging rail and slatted shelf, doors to:





FIRST FLOOR LANDING Coved ceiling with inset spotlights, smoke detector, hatch to loft space, storage cupboard with hanging rail and slatted shelf, doors to:

BEDROOM ONE Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, TV point.

BEDROOM TWO Coved ceiling with pendant light point, UPVC double-glazed window to rear aspect with open views across Marldon village, radiator.

BEDROOM THREE Inset spotlights, UPVC double glazed window to front aspect, fitted wardrobe to one wall with hanging rail and central shelving, radiator, shelving to recess.

BATHROOM/WC Inset spotlights, UPVC obscure glazed window. Comprising panelled bath with shower over, vanity unit with inset wash hand basin, WC, tiled walls, heated towel rail.

OUTSIDE

FRONT - At the front of the property is an allocated parking space with a pathway leading to the covered entrance.

REAR - To the rear of the property is a low maintenance garden, partly laid to composite deck accessed from the sitting/dining room and a patio which continues to a gated side access. Outside lighting, outside tap.

USEFUL INFORMATION

Tenure - Freehold

Age - 1990's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

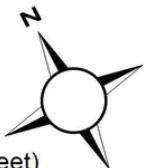
Council Tax - Tax band C

EPC Rating - C/69 potential - C/76

Broadband - 1800

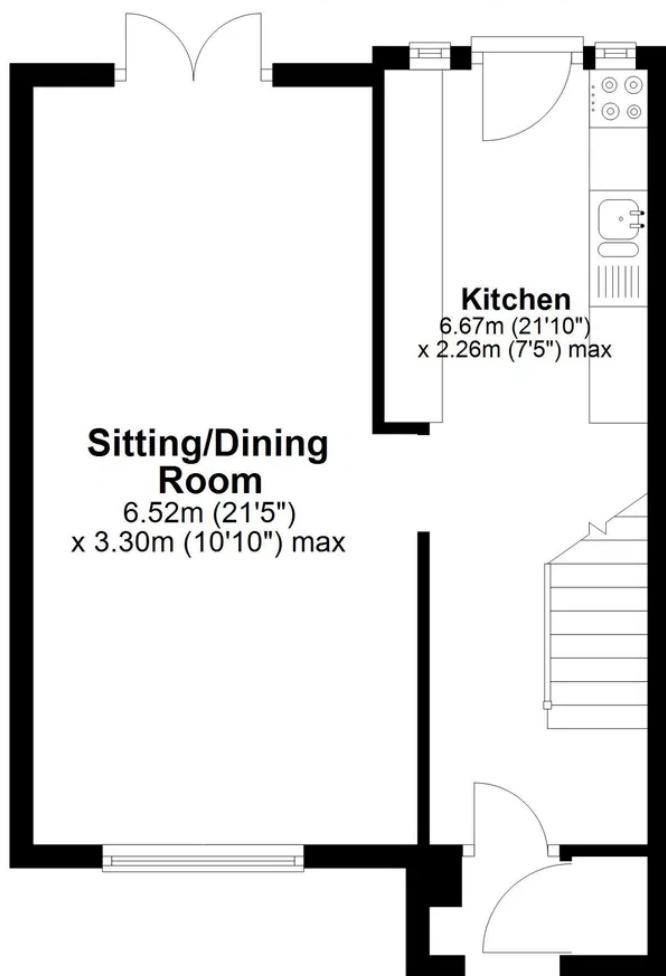
Mobile - Signal strength (0-4) EE: 3, Three: 0, O2: 4, Vodafone: 4





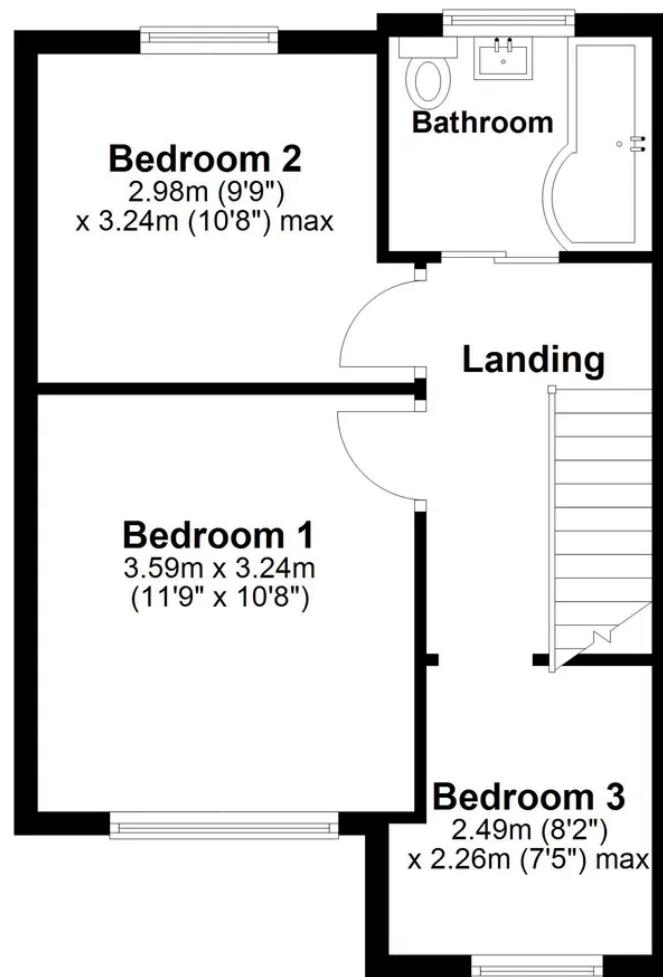
Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)

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exp®
UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com