



Marldon Road | Torquay | TQ2 7EF

Asking Price Of £349,950

Taylor's estate agents are now offering this 3-4 bedroom semi-detached dormer bungalow for sale which is well positioned towards the outskirts of Torquay yet within easy reach of the town centre and Harbour. Close by are Torquay boys and girls grammar schools, Shipway primary school and Torbay Hospital. The property is being offered with no onward chain and provides spacious well planned accommodation having double glazing and central heating. There is a good frontage to the property allowing off-road parking for approximately three vehicles and to the rear is a good sized lawn garden which is well enclosed and has a useful timber store shed.

- 3-4 BED
- SEMI DETACHED
- DORMER BUNGALOW
- DOUBLE GLAZED AND CENTRAL HEATING
- PARKING
- GARDENS

### Hallway

Double glazed front door. Radiator. Cupboard housing fuse box.

### Lounge - 4.9m x 3.6m (16'0" x 11'9")

A good sized lounge having a double glazed bay window overlooking the front garden. Original tiled fireplace with inset coal effect gas fire. Double glazed side window. Radiator. TV point.

### Dining Room - 3.7m x 3m (12'1" x 9'10")

A generous dining room which could also double as another bedroom. Double glazed window to the front. Original fireplace. Radiator. Built-in store cupboard.

### Kitchen - 3.2m x 2.7m (10'5" x 8'10")

Fitted with a range of matching wall and base units with stainless steel single drainer sink unit, plumbing for washing machine, gas cooker point and space for refrigerator. Double glazed window and back door. Built-in larder cupboard. Built in store cupboard.

### Bedroom Three - 3.6m x 2.9m (11'9" x 9'6")

A double bedroom having a double glazed window overlooking the rear garden and enjoying distance country views. Radiator. Small built-in wardrobe.

### Bathroom

Fitted with a modern white suite comprising spa bath with shower attachment and matching pedestal wash handbasin with mixer tap. Tiled walls. Double glazed window. Electric wall heater. Shaver point.

### Separate WC

A white low-level WC with dual flush. Double glazed window.

### Inner Hallway - 3.0 m x 2.5 m at max irregular shaped room

With the staircase leading to the first floor landing, there is an under stairs recess suitable for a small desk if desired. Double glazed window to the rear enjoying distant country views. Radiator. Built in linen cupboard with radiator. Taking the stairs to the;

### First Floor Landing

Double glazed window with distant open outlook. Door allowing access to loft area housing gas boiler.

### Bedroom One - 3.6m x 3.3m (11'9" x 10'9")

Another double bedroom having a double glazed window and enjoying far reaching views across the locality to the countryside in the distance. Radiator.

### Bedroom Two - 3.6m x 3.3m (11'9" x 10'9")

Again, a double bedroom having a double glazed window enjoying a similar outlook to bedroom one. Radiator.

### Outside

To the front is a lawn garden with corner rockery and small patio area.

### Parking

There is off-road parking for approximately three vehicles. This could be enlarged by removing the lawn area which would be subject to any planning, consents etc. The rear garden is relatively level and enclosed laid mainly to lawn with timber store shed. Brick built to store. Side gate leading to the front.

Note: This property has spray foam loft insulation.

### Address

Marldon Road, Torquay, TQ2 7EF

### Tenure

Freehold

### Council Tax Band

D

### EPC Rating

D

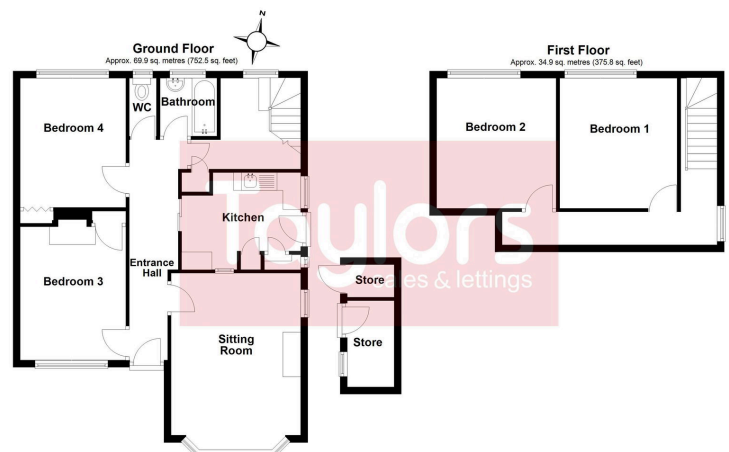
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Total area: approx. 104.8 sq. metres (1128.3 sq. feet)

Please scan the  
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material  
information



Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.