



Connells

Marldon Road
Paignton



Property Description

Perfectly located in a desirable position, the property is only a short walk from the local schools. Paignton town centre is easily accessible, with all of the local shop's and transport links close by. Link roads out of Paignton are close by, providing access to nearby town's and city's such as Exeter. The front of the property has gated access to the garden leading to the front door. Internally the property is a great size and laid out over four levels. You have to view the property to appreciate the size it offers. The ground floor has a good size lounge/dining room, kitchen/breakfast room, utility area and ground floor WC. The first floor has a large family bathroom and two good size bedrooms. There is also useful loft room on the top floor. The basement level is a very large useful space that has the potential to be converted into usable rooms(subject to the Necessary consents). The rear of the property has a level garden leading to the off road parking. With so much on offer, this great property would be a perfect first time buy, family home or buy to let investment. Co onward chain.

Front Of Property

Gated access to the front garden with pathway to the front door and a stone chipped area

Entrance Porch

Double glazed door to the front, radiator, tiled floor, opening to the hallway

Hallway

Radiator, stairs to the first floor landing, opening to the kitchen

Lounge/Dining Room

18' 4" narrowing to x 10' 5" (5.59m narrowing to x 3.17m)

Double glazed bay window to the front, TV point, radiator, feature log burner

Kitchen

8' 9" narrowing to x 12' 3" Max (2.67m narrowing to x 3.73m)

Double glazed window to the rear, opening to the utility room, stairs to the first floor landing, wall and base units, roll edge Worksop, range style cooker with extractor hood over head, one and a half bowl stainless steel sink and drainer, part tiled walls, under stairs storage,

Utility Room

9' narrowing to x 7' 3" (2.74m narrowing to x 2.21m)

Double glazed window to the side, double glazed window to the rear, stairs to the basement, door to the WC

Wc

Double glazed window to the rear Low level WC, wash hand basin with a mixer tap and storage underneath, part tiled walls, spotlights.

Basement

24' 2" narrowing to x 11' 8" (7.37m narrowing to x 3.56m)

Double glazed window to the rear, double glazed door to the rear, wall mounted boiler, appliance space for fridge/freezer, space for a dryer,

Basement Room 2

8' 5" narrowing to x 11' 7" (2.57m narrowing to x 3.53m)

Radiator, wall mounted gas meter, wall mounted fuse box, wall mounted fusebox

First Floor Landing

Stairs to the loft room, spotlights,

Bedroom One

11' 6" narrowing to x 12' 9" (3.51m narrowing to x 3.89m)

Double glazed window to the front, radiator, TV point, storage cupboard

Bedroom Two

12' 7" narrowing to x 7' 2" (3.84m narrowing to x 2.18m)

Double glazed window to the rear, radiator

Family Bathroom

9' narrowing to x 8' (2.74m narrowing to x 2.44m)

Double glazed window to the rear, paneled bath with a mains shower, Separate walk in shower, wash hand basin with a mixer tap and storage underneath, low level WC, radiator, tiled floor, tiled walls, spotlights

Loft Room

12' 1" narrowing to x 12' 5" (3.68m narrowing to x 3.78m)

Double glazed Velux style window to the rear, radiator, under eaves storage access

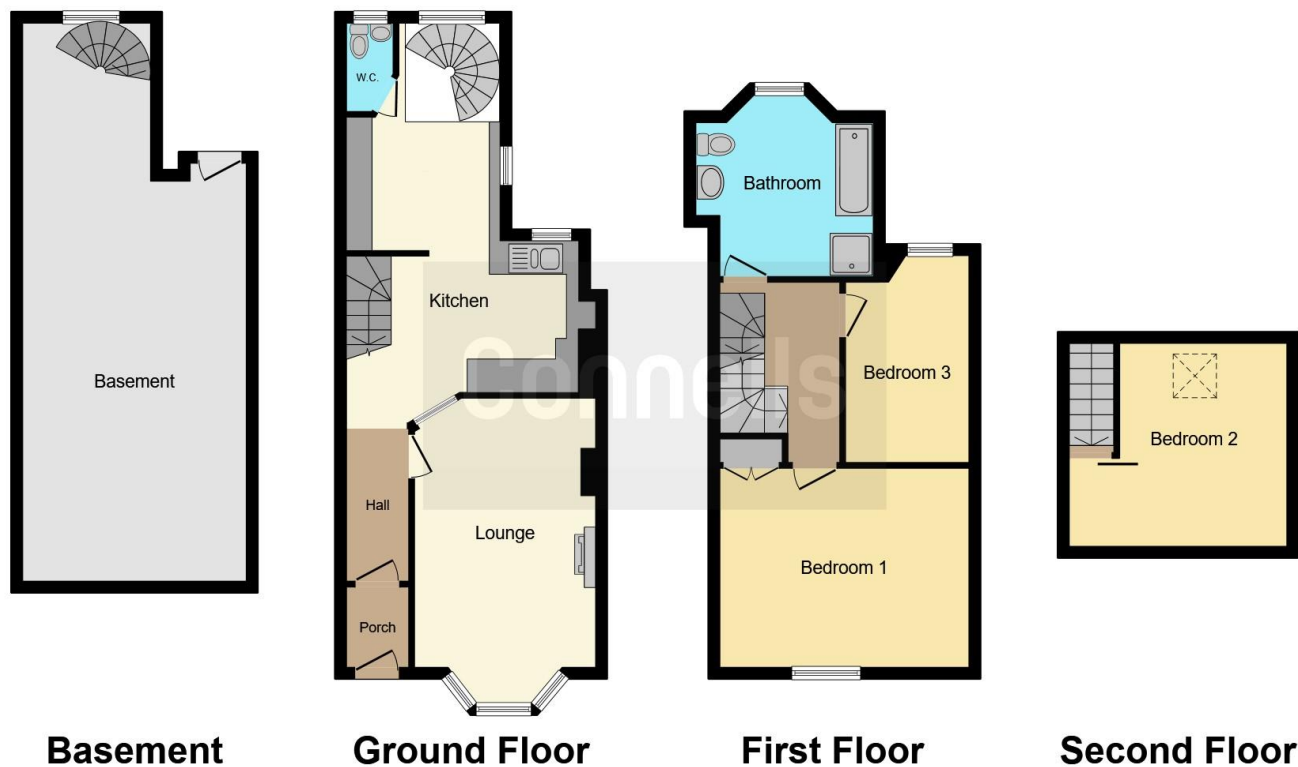
Rear Garden

Steps up from the basement level, pathway leading to the secure gate to the rear parking, mainly laid to paving stones, wall and fence borders, rear driveway parking is accessed via the rear lane.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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