



**Connells**

Marldon Avenue  
Paignton





## Property Description

Connells are delighted to present this three-bedroom home, situated in a peaceful cul-de-sac just a stones throw from Paignton town centre. This prime location offers excellent access to transport links and a wealth of local amenities.

Upon arrival, the property boasts a spacious driveway, providing ample parking for multiple vehicles. Stepping inside, you are welcomed by a porch leading into a bright and airy hallway. The double-aspect lounge floods with natural light and offers views over the rear garden. The well-appointed kitchen features built-in units and leads to a separate utility room, which provides additional storage and access to the rear garden.

Upstairs, the property benefits from three generous double bedrooms. The master bedroom enjoys breathtaking sea views over Thatcher Rock and beyond.

One of the key advantages of this property is that it is offered with no onward chain, ensuring a smooth and hassle-free purchasing process. Whether you're a first-time buyer looking for the perfect home or an investor seeking a valuable addition to your portfolio, this property presents an excellent opportunity.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

## Accommodation

uPVC entrance door leading into entrance porch.

### Entrance Porch

Door leading to

### Hallway

Stairs to first floor, power points, radiator or doors off to principle rooms

### Lounge

12' 3" max x 12' 6" max ( 3.73m max x 3.81m max )

Double aspect. Front aspect uPVC double glazed bay window and rear aspect uPVC double glazed french doors leading to rear garden, Feature fire surround, Radiators, power points and tv point.

### Dining Room

12' 3" x 11' 4" ( 3.73m x 3.45m )

Front aspect uPVC double glazed bay window and rear aspect uPVC double glazed french doors leading to rear garden sundecked area, Radiator and power points.

## Kitchen

12' 2" x 6' 7" ( 3.71m x 2.01m )

Rear aspect double glazed door leading to utility room. Kitchen comprising of matching wall, base and draw units, stainless steel sink unit with mixer tap over, space for oven, plumbing for washing machine, space for fridge freezer. Power points and part tiled walls. Door leading to utility room.

## Utility Room

6' 6" x 7' 1" ( 1.98m x 2.16m )

## First Floor Landing

Doors off to principle rooms, Storage cupboard, loft access and doors off to principle rooms

## Bedroom One

14' max x 10' 1" ( 4.27m max x 3.07m )

Front aspect uPVC double glazed bay fronted window with seaviews overlooking Thatchors rock and beyond. Radiator and power points. Built in wardrobes.

## Bathroom

Rear aspect uPVC double glazed obscure window. Suite comprising of high gloss vanity unit with mixer tap over. Shower cubicle with wall mounted power shower, fully tiled walls and modern towel rail.

## Seperate Wc

Rear aspect obscure double glazed window. Low level wc.

## Bedroom Two

10' 6" x 9' 6" ( 3.20m x 2.90m )

Rear aspect uPVC double glazed window, radiator and power points

## Bedroom Three

7' 8" x 6' 9" ( 2.34m x 2.06m )

Front aspect uPVC double glazed window with seaviews. Power points and radiator.

## Outside

Front has driveway parking for ample vehicles.

Rear garden has sundecked area with patio and lawned area, Outside tap.

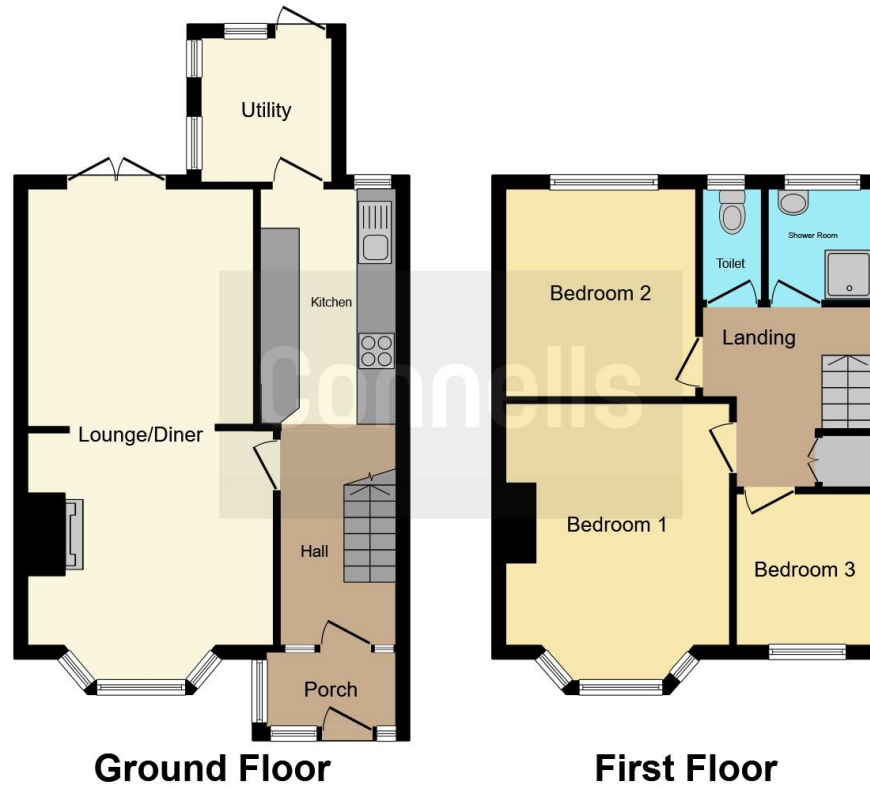












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**EPC Rating: D**

Tenure: Freehold

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