



Park House 27 Hyde Road Paignton Devon TQ4 5BP
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A spacious and well maintained

DETACHED CHALET BUNGALOW

affording widespread panoramic views across the Bay



"THATCHER VIEW"

173 MARLDON ROAD PAIGNTON TQ3 3NB

Set high above the road to afford privacy and a spectacular outlook, this property dates from the late 1950s and has been extended by a dormer room to provide additional accommodation for a family or couple needing extra space for guests, hobbies, etc.

About 1½ miles from the Town Centre, it is on a bus route and close to local shops, including a Sub Post Office, whilst near the Ring Road for ease of access, and equipped with **Gas Fired Central Heating/Double Glazing** must be viewed for full appreciation.

*** SUMMARY ***

Ground Floor:- Porch. Hall. 23' Living Room. 20' Kitchen/Breakfast Room. 3 Bedrooms. Spacious fully tiled Bathroom/WC. **First Floor:-** Main Bedroom with en suite Bathroom/WC. Easily managed gardens with Decked Areas. Double Garage and Parking at road level. Shed.

PRICE £299,950

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*** ACCOMMODATION ***

(with approximate measurements)

Several short flights of well lit steps (about 30 in total) leading to **DECKED AREA** covered by Astroturf. uPVC double glazed door to **ENTRANCE PORCH** with further half glazed door to 'L' shaped **HALL** with **13'3"** outer area and **17'3"** inner section. Built-in cupboard.



Superb LIVING ROOM 23' x 13 overall, sub-divided by an archway into **Lounge and Dining Areas**. Two large windows at front and additional window to side fitted louvered blinds and affording superb views over the surrounding area and across the Bay from Thatcher Rock to Berry Head. Fitted log effect gas fire on marble plinth with back boiler for heating and hot water supply. Feature spiral staircase off lounge area to **First Floor** having Velux window over. Door to:-



Splendid KITCHEN/BREAKFAST ROOM 20'9" x 10'6" fitted range of oak effect units including floor/wall cupboards and drawers, with marble effect rounded edge work surfaces and inset sink. Breakfast bar. Built-in 'Hotpoint' double oven and 'Ignis' 4-burner gas hob. Built-in fridge. Plumbing for washing machine. Provision for tumble dryer. Broom cupboard. 14 Downlights. Part tiled walls. Tiled floor. Window at side with sea views. Window and double glazed door to rear.



BEDROOM (2) 13' x 9'9" with window at front enjoying panoramic coastal views.



BEDROOM (3) 9'9" x 9'3" fitted wardrobes and lockers over bed position. Window overlooking Sun Deck at rear.



BEDROOM (4) or STUDY 16'9" x 7'9" fitted wardrobes, lockers and dressing table. Sliding patio doors opening onto rear garden.



Fully tiled **BATHROOM** with white suite comprising 'P' shaped bath having 'Mira' electric shower at foot and glazed screen, pedestal basin and WC. Mirror with shaver point and touch sensitive lighting. Heated towel rail. Tiled floor. Airing cupboard with lagged cylinder and immersion heater. Two windows to rear fitted venetian blinds.

*** FIRST FLOOR ***

BEDROOM (1) 14'6" x 10'3" overall including roof protrusions and range of fitted wardrobes, cupboards and drawers. Built-in cupboard. Two Velux windows at front with integral blinds. Door to:-



En suite BATHROOM 7'3" x 6' with white suite comprising corner Jacuzzi bath having 'Mira' electric shower over, vanity basin with cupboards beneath and WC. Ladder style heated towel rail. Downlights. Tiled walls and tiled floor. Extractor fan. Velux window.



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DOUBLE GARAGE 18'6" x 17'9" at road level with electric door, lights and points.

Additional PARKING for 2/3 cars. **SHED.**

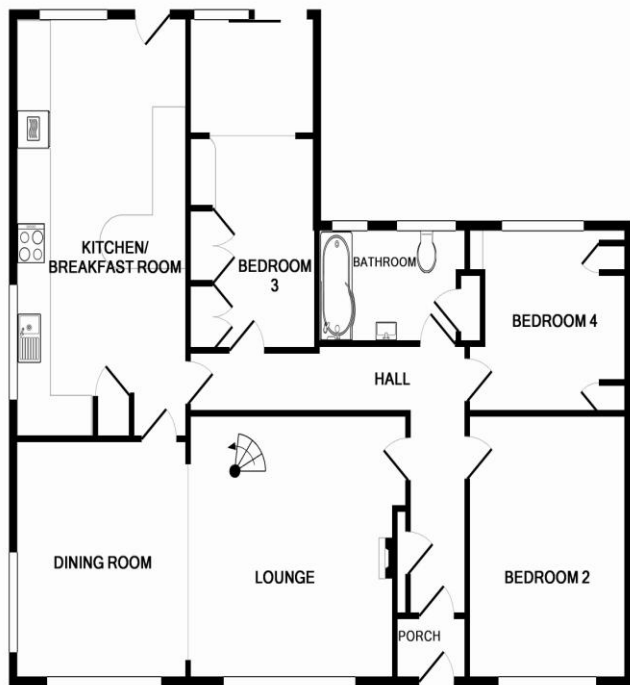
Landscaped front garden with well lit steps leading up to **Decked Area** covered by Astroturf and **Sun Terrace** affording fabulous views over the surrounding area and across the Bay from Thatcher Rock to Berry Head.

Enclosed **Decked Area** at rear with border, being ideal for al fresco dining. Outside tap.

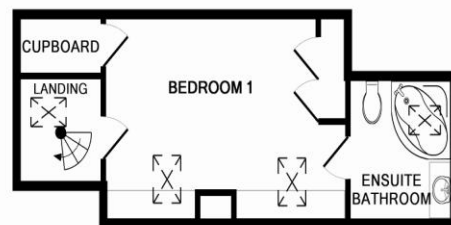
Council Tax Band D.

VIEWING By appointment through the Agents.

PRICE FREEHOLD £299,950



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	54
		EU Directive 2002/91/EC	

NOTE: We have prepared these particulars as a general guide and their accuracy is not guaranteed. They contain statements of opinion and we may have relied on information provided by others. You should verify their content by a personal inspection and they do not obviate the need for a survey and appropriate enquiries. No liability is accepted as a result of any errors or omissions in the particulars or any other information given.