

Marldon Grove, Marldon, Paignton, TQ3 1PN



A well presented, **THREE BEDROOM, END OF TERRACE HOUSE** with parking and single garage, located in a popular private road of similar houses and bungalows, overlooking a central green, enjoying a pleasant open outlook. Located in Marldon Village this super home is ideally placed, just a short walk away from the village shops and primary school, enjoying the semi rural village life, yet within easy reach of the Torbay ring road and Paignton town centre.

The house is most welcoming with its spacious entrance hall, comfortable and cosy lounge & sitting room which is open to the dining area from which patio doors open to the cottage style rear garden. The good size modern kitchen is well fitted and again enjoys an outlook to the side and rear. There is also a ground floor cloakroom/w.c. On the first floor landing a view can be enjoyed towards Dartmoor on a clear day. There are two double bedrooms with fitted wardrobes and a smaller single room ideal for an office or nursery. Internal viewing is a must, this really is a lovely home, for sale with **NO ONWARD CHAIN**.

£299,000 Freehold

ENTRANCE HALL. A very spacious entrance hallway with double glazed door and window. Wood effect flooring. Radiator. Meter cupboard. Cloaks cupboard. Door to:

CLOAKROOM/W.C. White low level W.C. and pedestal basin with double bathroom cabinet over. Extractor fan. Heated towel rail.

LOUNGE. 14' 5" x 11' 2" (4.39m x 3.40m)
A most comfortable and cosy lounge with full height double glazed windows and door to front aspect overlooking the groves green. Wood effect flooring. Fire surround with inset electric fire. Radiator. Staircase to the first floor.

SITTING ROOM. 9' 3" x 10' 3" (2.82m x 3.12m)
A useful second reception area which connects into the dining area and kitchen. Wood effect flooring continuing through. Access to understairs cupboard. Door to kitchen and hallway, square opening to:

DINING AREA. 10' 0" x 7' 9" (3.05m x 2.36m) max
Overlooking the rear garden with double glazed patio doors leading out. Ample space for table and chairs. Radiator.

KITCHEN. 14' 7" x 7' 11" (4.44m x 2.41m) max.
Range of modern, white faced wall and base cupboards, ample working surfaces with inset sink and drainer and tiled surrounds. Built in electric oven and four burner gas hob with cooker hood over. Spaces for further white goods. Double glazed windows to rear and side aspect.

FIRST FLOOR.

Landing with window seat and double glazed window enjoying a super open outlook towards Dartmoor. Loft access hatch.

BEDROOM 1. 11' 3" x 13' 0" (3.43m x 3.96m) max.
A double room. Double glazed window to front overlooking the grove. Built in double wardrobe and shelving. Radiator.

BEDROOM 2. 8' 11" + door recess x 10' 10" (2.72m x 3.30m) max. A double room with view over the garden. Built in double wardrobe and shelving. Radiator.

BEDROOM 3/OFFICE. 8' 4" + recess x 5' 2" (2.54m x 1.57m) A useful 'Nursery Room' or office, again having a super outlook towards Dartmoor. Recess with shelving.

SHOWER ROOM/W.C. A fabulous modern shower room comprising large walk in shower with screen to side. Fitted overhead and hand held shower head. Grab rails and fitted seat. Two drawer vanity unit with inset washbasin. Close coupled W.C. Shelved linen cupboard. Radiator. Two double glazed windows.

OUTSIDE. Open plan front garden laid to lawn with inset shrubs. Gravelled bin store area and path to side access door and lovely timber decked seating area.. Gate to the rear passing a garden shed and small seating area.

REAR GARDEN. A very pretty, cottage style enclosed rear garden with lawn and well stocked flower borders and various shrubs. Rear access gate to Kiln Road.

GARAGE & PARKING. A single garage is located in a separate block with modern up and over garage door. There are two allocated parking spaces for number 10 in front of the groves green opposite the front of the house.

MARLDON GROVE INFO:

Marldon grove is a private road of mixed houses and bungalows with a central green for the enjoyment of the residents. There are garages to the far end of the grove and allocated, marked parking spaces. Marldon Grove Trust manages the maintenance, insurance and upkeep of the communal spaces, road and entrance. A maintenance charge of £40 per month (from 1st august 2025) is payable from each property owner to Marldon Grove Trust. We have been informed that the residents have a real community spirit and have events like the annual summer BBQ.

COUNCIL TAX BAND: B

ENERGY RATING: D

NOTE: The property is connected to mains services. The Ofcom website indicates that standard and superfast broadband is available. Please check mobile coverage with your mobile provider, Ofcom indicates limited and likely with Vodaphone, 02 & Three and no coverage with EE.

LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

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