



Marldon Grove, Marldon, Paignton, TQ3 1PN

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£350,000 Freehold



An extended **THREE BEDROOM DETACHED BUNGALOW**, pleasantly positioned within a popular private development of similar bungalows and houses, overlooking a central green and enjoying a pleasant outlook.

The property occupies an attractive position within the sought-after village of Marldon, ideally placed for enjoying a semi-rural village lifestyle while remaining within easy reach of Paignton town centre and the Torbay Ring Road, providing excellent access to the wider South Devon area.

The accommodation is approached via a good-sized entrance hall with useful storage cupboard. The hall leads into a generous dining room, benefiting from a front-facing window, built-in shelved cupboard and feature fire surround with fitted gas fire. An archway opens through to the lounge, which occupies the rear of the property and enjoys views over the garden. Patio doors provide direct access to the rear garden and a side window allows plenty of natural light.

The kitchen/breakfast room is fitted with a range of white wall and base cupboards, roll-edge work surfaces and a stainless-steel sink and drainer, together with spaces for a cooker and other appliances. There is also a substantial double-sized shelved storage cupboard and sufficient space for a breakfast table.

Leading from the kitchen is the useful third bedroom, an extension to the original accommodation, which benefits from an en-suite shower room and is situated towards the rear of the property. An inner hallway provides access to the remaining accommodation and includes a cloaks cupboard, double-sized storage cupboard and loft hatch with pull-down ladder. Two further double bedrooms and a bathroom/W.C lead from the inner hall, providing comfortable and versatile accommodation.

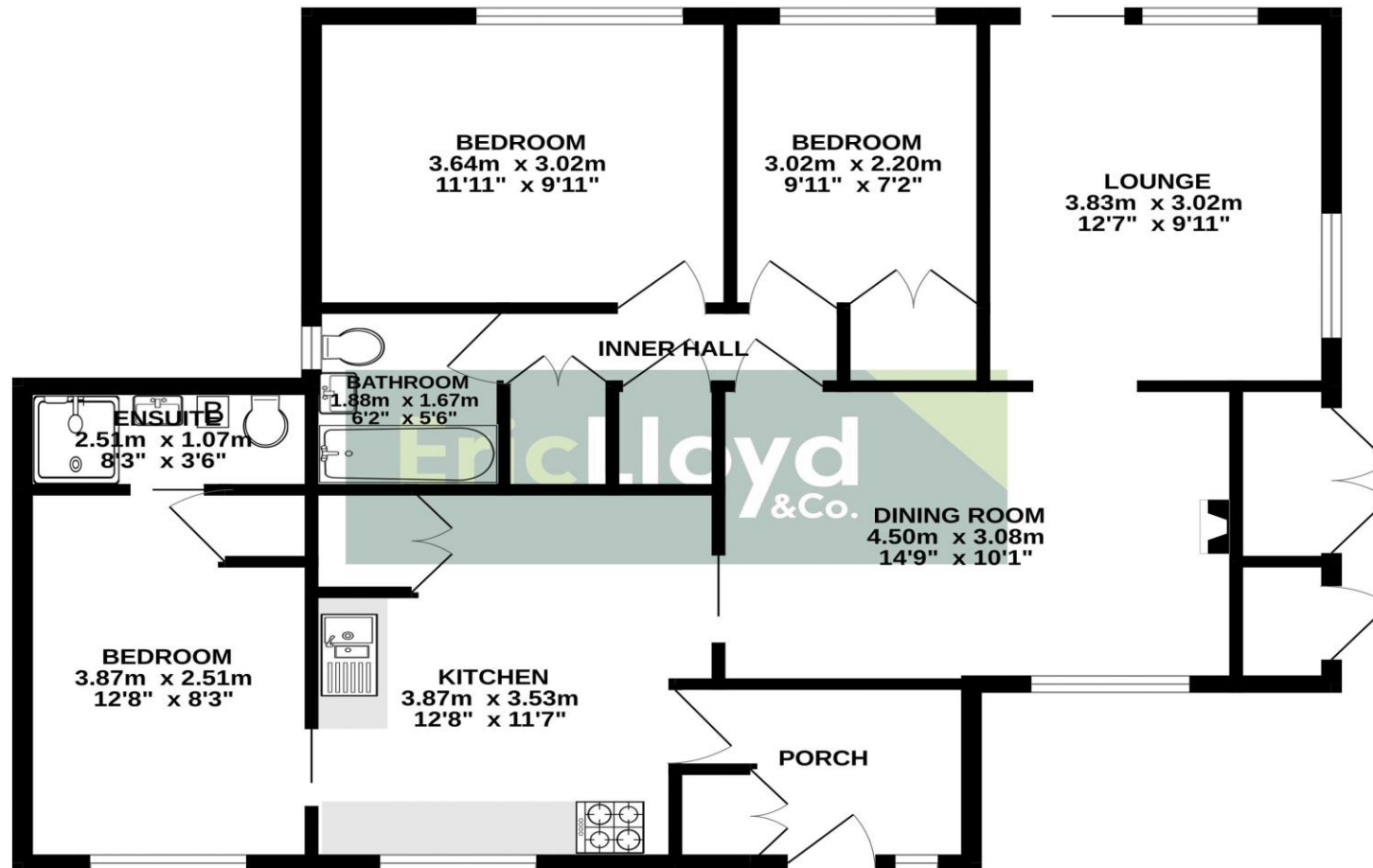
Outside, the property benefits from two numbered parking spaces to the front, together with an open-plan garden area. The enclosed rear garden is mainly laid to lawn and provides a pleasant private outdoor space, complemented by the adjoining patio area and direct access from the lounge.

Marldon is a popular village with a strong community feel and a range of local amenities, including village shops and a primary school within walking distance. The surrounding countryside provides a semi-rural setting, while the nearby road network offers convenient connections to Paignton, Torquay and the beautiful coastline and attractions of the English Riviera.

Marldon Grove Info: Marldon Grove is a private Road of mixed houses and bungalows with a central green for the enjoyment of the residents. Marldon Grove Trust manages the maintenance, and upkeep of the communal areas, road and entrances. A maintenance charge of £40 per month is payable from each homeowner.



GROUND FLOOR
84.1 sq.m. (905 sq.ft.) approx.



TOTAL FLOOR AREA : 84.1 sq.m. (905 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile performance is as follows: EE 84% / THREE 79% / VODAPHONE 71% / O2 62%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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