



**Connells**

Marldon Road  
PAIGNTON





## Property Description

Guide Price £270,000 - £279,950 This charming four-bedroom home is ideally located near the heart of Paignton, offering convenient access to local amenities, restaurants, schools, and scenic coastal walks. As you approach the property, you'll find a gated entrance that leads to an inviting porch. Upon entering, you are welcomed by original stained-glass windows and doors, providing a glimpse of the home's unique character. The entrance hall flows into a double-aspect lounge, creating a bright and spacious living area. An archway leads into the modern kitchen, complete with built-in appliances.

Upstairs, the first floor houses three well-proportioned bedrooms and a family bathroom. The second-floor loft conversion reveals stunning sea views across Torbay, extending to the iconic Thatcher Rock, making it an ideal space for a master bedroom or home office.

Outside, the property boasts multiple patio areas, perfect for entertaining or enjoying the fresh sea breeze. A separate workshop offers added storage or hobby space, and there is parking available for two vehicles. With no onward chain, this home is ready for new owners to move in and make it their own. Viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

## Entrance Porch

uPVC double glazed front door opening into the inner porch way with built in storage, uPVC obscure double glazed windows to either side and a secondary door opening into hallway.

## Hallway

Stain glassed window and door opening into the hallway with stairs rising to the first floor landing, a understairs storage cupboard, a doors leading through to principle room and a gas central heated radiator.

## Lounge

25' 3" max x 12' 9" max ( 7.70m max x 3.89m max )

uPVC double aspect double glazing with a uPVC glazed bay window to the front and a further window overlooking the rear gardens. Open plan lounge/diner. Overhead lighting and two gas central heated radiators. Archway leading into:-

## Kitchen

16' 2" max x 7' 1" max ( 4.93m max x 2.16m max )

uPVC double glazed windows with sea views across Paignton, a uPVC double glazed door leading to the rear gardens kitchen boasting a range of overhead, base and drawer high gloss units with marble effect roll edged work surfaces above.

A 1 bowl circular stainless steel sink and drainer unit, an electric single oven with grill integrated and a five ring gas hob with extractor hood above. An integrated dishwasher and space and plumbing for a washing machine, dryer and fridge freezer. and a vertical radiator.

## First Floor Landing

Doors off to bedrooms and stairs leading to second floor.

## Bedroom One

14' 9" max x 9' 8" max ( 4.50m max x 2.95m max )

Front aspect uPVC double glazed Bay window. Built in mirror fronted wardrobes and a gas central heated radiator.

## Bedroom Three

10' 5" x 7' 10" ( 3.17m x 2.39m )

uPVC double glazed window with seaviews and a gas central heated radiator.

## Study

6' 11" x 6' ( 2.11m x 1.83m )

uPVC double glazed window and a gas central heated radiator. Built in cupboard

## Cloakroom

uPVC obscure double glazed window and a gas radiator. low level flush WC, a vanity wash hand basin with work surfaces to the side,

## Bathroom

A modern family bathroom comprising a vanity wash hand basin with high gloss fitted storage below, a panelled bath unit with shower attachments above, complimentary PVC panels walls, a uPVC obscure double glazed window, a mirror fronted medicine cabinet and a chrome heated towel rail.

## Second Floor

## Bedroom Two

13' 10" max x 11' 11" max ( 4.22m max x 3.63m max )

uPVC double glazed window, large bedroom with phenomenal sea views from Thatchers rock to Berry head across the bay. Wash hand basin and a gas central heated radiator.

## Shower Room

uPVC obscure double glazed window. walk in shower unit, chrome heated towel rail.

## Outside

PARKING Off road parking for two vehicles to the rear of the property.

REAR GARDEN An easy to maintain rear garden that has been laid to patio slabs perfect for enjoying the brilliant sea views and outdoor dining and entertaining. There is a substantially sized shed to the rear of the garden that has overhead lighting and a vast amount of storage. Further under house storage can be located within the garden which is where the combination boiler can be located.

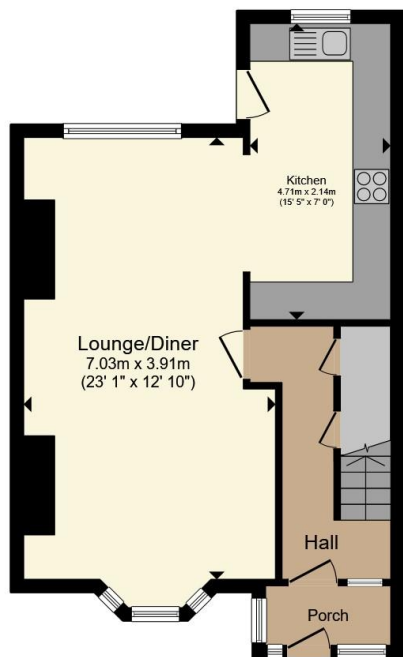




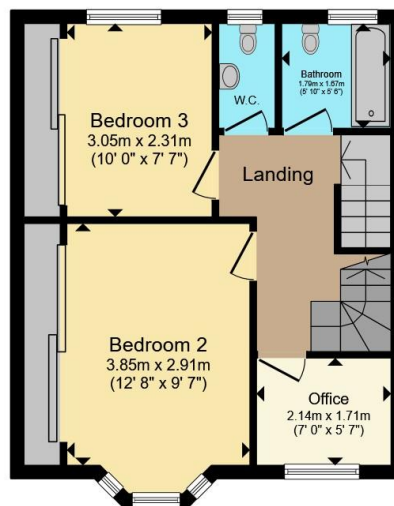




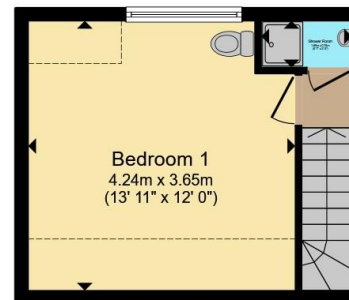




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 111.3 m<sup>2</sup> (1,198 sq.ft.) approx

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**Connells**

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: PGN313342 - 0003