



Guide Price £400,000 - £425,000

Marldon Road,
Paignton, TQ3 3ND

A truly stunning three bedroom character house, in a desirable location and enjoying exceptional sea views. The property has been tastefully modernised providing 21st century living with the character of a bygone age. Improvements include designer kitchen units with integrated appliances, exceptional bathroom suite and separate cloaks. Balconies to the first floor again taking in delightful sea views. Outside is parking for multiple cars to garage and enclosed private gardens.



Solid wood front door with original leaded windows.

HALLWAY Cloaks cupboard. Central heating radiator. Wood effect flooring.

SITTING ROOM - 4.9m x 3.9m (16'0" x 12'9") MAX. Excellent sea views. Stunning wood burner stove. Natural wood flooring.

KITCHEN/BREAKFAST ROOM - 3.6m x 3.4m (11'9" x 11'1") Stunning recently fitted kitchen units, comprehensive range of units with incorporated appliances and matching breakfast bar. Excellent sea views. uPVC double glazing and upright central heating radiator.

BEDROOM THREE/DINING ROOM - 4.5m x 2m (14'9" x 6'6") uPVC double glazing and central heating radiator.

CLOAKROOM Newley replaced with small vanity basin and low level W. uPVC double glazed window and chrome heated towel rail.

LANDING uPVC double glazing. Access to insulated loft space.

BEDROOM ONE Truly stunning sea views. Eaves storage, uPVC double glazing and patio doors onto balcony with tremendous sea views.

BEDROOM TWO Truly stunning sea views. Eaves storage, uPVC double glazing and patio doors onto balcony with tremendous sea views.

BATHROOM Period in style recently fitted luxury suite with clawed bath and mixer taps. Pedestal wash basin, low level WC, half wood panelled style walls and uPVC double glazing.

OUTSIDE Driveway onto garage.

FRONT GARDEN Small garden area with side access.

REAR GARDEN Level lawned garden area with mature borders and patio area.



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



Address 'Marldon Road, Paignton, TQ3 3ND'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '61 | D'

Taylor's Estate Agents
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