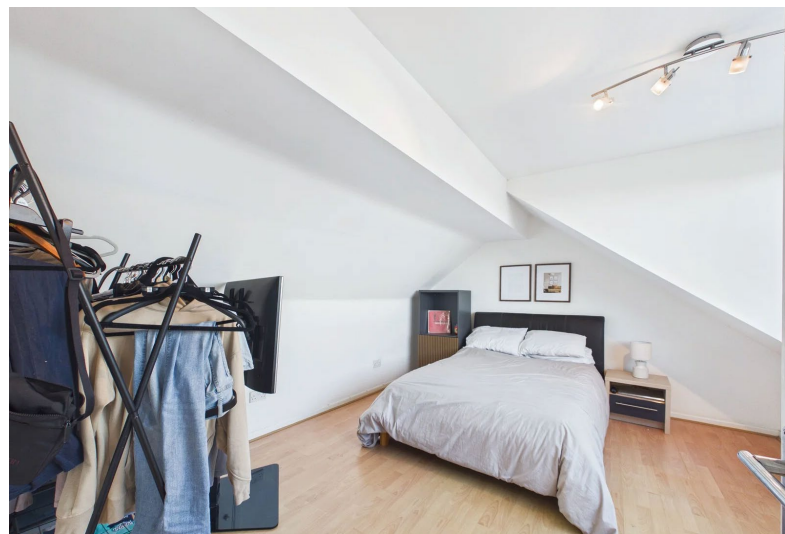




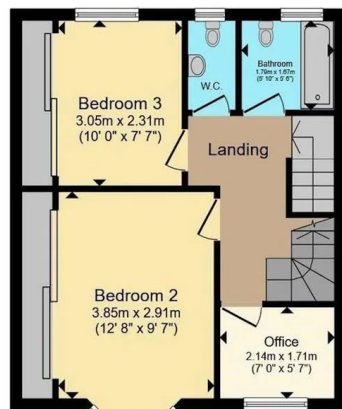
Guide Price Of £260,000 - £270,000

Marldon Road,  
Paignton, TQ3 3NS

A beautifully presented three bedroom home enjoying truly impressive panoramic sea views across Torbay. Conveniently positioned within easy reach of Paignton town centre, the seafront, local schools and a wide range of everyday amenities, the property offers a fantastic combination of modern living and character features. The accommodation includes a spacious open-plan lounge/diner, modern fitted kitchen, three well-proportioned bedrooms and an additional study/nursery. The top floor is particularly impressive, with a substantial double bedroom enjoying breathtaking views across the bay towards Thatcher Rock and Berry Head, alongside a separate shower room. Outside is a low-maintenance garden designed to make the most of the outlook, together with a substantial workshop/store and off-road parking for two vehicles.



Ground Floor



First Floor



Second Floor

**ENTRANCE HALLWAY** A welcoming entrance into the home retaining attractive character features including original stained glass. Stairs rise to the first floor with useful storage beneath, whilst doors provide access to the principal ground floor accommodation. Radiator.

**LOUNGE / DINER** A fantastic open-plan living and dining space extending across the depth of the home. A large bay window to the front combines with a further rear-facing window to create a wonderfully light and spacious room. There is ample space for a substantial sofa suite alongside a family dining table and additional furniture, making this an excellent room for both everyday living and entertaining. Two radiators. An open archway provides a natural flow through into the kitchen.

**KITCHEN** A modern fitted kitchen offering an excellent range of high-gloss wall, base and drawer units complemented by marble-effect work surfaces. The kitchen is equipped with an integrated electric oven and grill, five-ring gas hob with extractor over and integrated dishwasher, alongside space and plumbing for a washing machine, tumble dryer and fridge/freezer. Double glazed windows provide fantastic views across Paignton and towards the sea, whilst a rear door provides direct access into the garden. Vertical radiator.

## FIRST FLOOR

**BEDROOM ONE** A fantastic-sized principal double bedroom with a large bay window allowing plenty of natural light into the room. There is ample space for a large double bed and further bedroom furniture, complemented by built-in mirrored wardrobes and a radiator.

**BEDROOM THREE** A good-sized bedroom benefitting from a double glazed window which enjoys fantastic sea views across the surrounding area. Radiator.

**STUDY / NURSERY** A particularly useful additional room offering excellent flexibility. Currently suited as a home office, the space could equally make an ideal nursery, dressing room or cot room. Benefitting from a double glazed window, built-in storage cupboard and radiator.

**FAMILY BATHROOM** A modern family bathroom comprising a panelled bath with shower attachment, vanity wash hand basin with high-gloss storage below and a heated towel rail. Finished with contemporary wall panelling, a mirrored medicine cabinet and obscured double glazed window.

**SEPARATE WC** A useful separate cloakroom comprising a WC and vanity wash hand basin with surrounding work surface. Obscured double glazed window and radiator.

## SECOND FLOOR

**BEDROOM TWO** A superb top-floor double bedroom and undoubtedly one of the standout rooms within the property. The elevated position provides truly spectacular panoramic views across Torbay, stretching towards Thatcher Rock and Berry Head. The room itself offers excellent proportions with ample space for a large double bed and additional furniture, together with a wash hand basin, radiator and double glazed window.

**SHOWER ROOM** Conveniently positioned alongside the top-floor bedroom and comprising a walk-in shower enclosure and heated towel rail. An obscured double glazed window provides natural light and privacy.

## OUTSIDE

**REAR GARDEN** The rear garden has been designed with ease of maintenance in mind and is predominantly laid to patio, creating an excellent setting for outdoor dining, entertaining and relaxing. Its elevated position allows the outside space to take full advantage of the fantastic sea views, providing a superb spot from which to enjoy the outlook across Torbay.

**WORKSHOP / STORAGE** Positioned towards the rear of the garden is a substantial shed/workshop providing an excellent amount of storage and benefitting from lighting.

**UNDER-HOUSE STORAGE** The property also benefits from useful additional storage beneath the house, which is where the combination boiler is located.

**PARKING** To the rear of the property is off-road parking providing space for two vehicles.

Address 'Marldon Road, Paignton, TQ3 3NS'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '58 | D'