







Taylors
sales & lettings

Guide Price £325,000 - £350,000

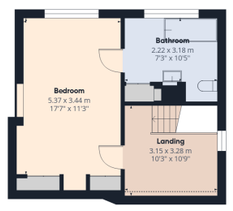
Pembroke Park,
Marldon, Paignton,
TQ3 1NL

A well presented three bedroom semi detached bungalow located within a quiet cul-de-sac in the desirable village of Marldon. The property comprises of a welcoming hallway, a bright and spacious living room, a modern kitchen, a large conservatory, a useful utility room, three bedrooms with the master boasting its own en-suite, a further wet room, a cloakroom, sunny rear gardens, a garage and off road parking. The property is ideally situated within easy reach of bus links, charming country pub, woodland walks, the ring road and more. The property is being offered for sale with no onward chain!









ENTRANCE A UPVC double glazed front door opens into an enclosed entrance porch with overhead lighting, an integral door providing access to the garage, a UPVC double glazed door leading into the kitchen and a UPVC double glazed sliding patio door opening onto the rear gardens.

KITCHEN A modern fitted kitchen comprising a range of wall, base and drawer units with roll edged work surfaces over. Features include a composite sink and drainer unit, electric oven with grill and induction hob with extractor hood over. UPVC double glazed windows overlook the rear gardens, with a UPVC double glazed door providing seamless access into the conservatory.

CONSERVATORY A large and versatile conservatory currently utilised as a dining and sitting area, enjoying views over the rear gardens and providing an excellent additional reception space. The room benefits from double aspect UPVC double glazing, a UPVC double glazed door opening onto the gardens and two gas central heating radiators.

LIVING ROOM A wonderfully bright and spacious living room positioned to the front of the property, enjoying picturesque countryside views extending towards Dartmoor. The room features an electric fire, TV points, UPVC double glazed windows and a gas central heating radiator.

BEDROOM TWO A generously proportioned double bedroom located on the ground floor, offering excellent space and fitted with built in wardrobes and a dressing table. UPVC double glazed sliding doors open directly into the conservatory, with a gas central heating radiator.

BEDROOM THREE A further double bedroom positioned to the front of the property and enjoying picturesque countryside views. Offering flexibility of use, this room would make an ideal bedroom, home office or study. UPVC double glazed window and gas central heating radiator.

WET ROOM A modern wet room comprising a low level flush WC, vanity wash hand basin with fitted storage beneath and wall mounted shower fittings. The room features a wet room style tiled floor, UPVC obscured double glazed window, LED mirror and chrome heated towel rail.

CLOAKROOM A useful cloakroom ideal for guests, fitted with a low level flush WC and wall mounted wash hand basin, with complementary tiling.

UTILITY ROOM A spacious and practical utility room currently utilised for both utility and storage purposes. The room is fitted with a range of wall, base and drawer units with roll edged work surfaces over, together with a stainless steel sink and drainer unit, space and plumbing for a washing machine and tumble dryer and a useful fitted storage nook. Double aspect UPVC double glazed windows provide plenty of natural light, with a UPVC double glazed door.

FIRST FLOOR

STUDY Ascending the stairs to the master suite, you are greeted by a useful study area, providing the perfect space for a home office, study or reading nook. The room benefits from eaves storage, a Velux window, UPVC double glazed window and gas central heating radiator.

BEDROOM ONE A substantial master bedroom occupying the first floor and offering an abundance of space. The room features fitted wardrobes and drawers, double aspect UPVC double glazing and a gas central heating radiator. A door leads through to the en-suite.

EN-SUITE The en-suite is fitted with a low level flush WC, pedestal wash hand basin, bidet and corner bath. Further features include tiled walls, UPVC obscured double glazed window, fitted storage cupboard and gas central heating radiator.

OUTSIDE

REAR GARDEN The rear garden offers a generous patio area, providing an ideal space for alfresco dining and outdoor entertaining, with a lawned area to the side. The garden is well established and complemented by a variety of mature shrubs, plants and borders.

FRONT To the front of the property is a driveway providing off road parking and leading to the integral garage. A lawned area sits to the side, complemented by established planting.

GARAGE An integral garage with a metal up and over door, offering ample space for storage together with overhead lighting and electrical points. A courtesy door provides direct access into the main accommodation.

Address ‘Pembroke Park, Marldon, Paignton, TQ3 1NL’

Tenure ‘Freehold’

Council Tax Band ‘C’

EPC Rating ‘TBC’

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