



DINGLEY DELL
PAIGNTON TQ3 1RP



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Dingley Dell is a unique and spacious property which offers plenty of space for multi-generational living having 2 separate entrances into the main house and into the annex. The main property has three bedrooms, lounge, kitchen\dining room, bathroom and bedroom whilst upstairs there is a principle suite and a further bedroom with a family bathroom. The annex has lots of space and is wheelchair friendly with 2 bedrooms, huge living room, kitchen and dining room, bathroom, boiler room, and a swimming pool. Outside there are generous wraparound grounds, plenty of parking and a double garage. This property can be found in a tucked away location within the parish of Marldon where you will find 2 pubs, church, small parade of local shops, garage which is generously stocked with goods and easy access to the main ring road or through the lanes to Totnes. Viewing comes highly recommended as the versatility and the size of the property really needs to be seen.

Entrance Porch

Front elevation UPVC door, fully tiled. Front and side elevation double glazed windows. Stairs rise to first floor and doors off to principle rooms.

Hallway

Stairs rise to first floor with door off to principle rooms

Living Room 20' 0" x 15' 6" (6.09m x 4.72m)

Rear elevation sliding doors leading to conservatory. Side elevation double glazed window. Feature fireplace with mantel and surround. Wall mounted radiator. Coving.

Kitchen/Diner

Fitted kitchen with wall and base units. roll top work surfaces. Integrated dishwasher and Fridge/Freezer. Space for Large cooker with cooker hood above. Spotlights. Coving. Wall mounted radiators. Front and side elevation double glazed windows. Rear elevation UPVC patio doors.

Conservatory 7' 5" x 25' 9" (2.26m x 7.84m)

Rear elevation. Tiled flooring. Access out to garden. Wall mounted radiator.

Bedroom Three 14' 8" x 10' 10" (4.47m x 3.30m)

Sliding door leading to Conservatory. Spot lights. Wall mounted radiator. Coving.

Shower room 5' 7" x 8' 9" (1.70m x 2.66m)

Low level WC, wash hand basin, Large shower cubicle





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with jets. Heated towel rail. Front elevation double glazed windows.

Master Bedroom 16' 8" x 11' 7" (5.08m x 3.53m)
Built in wardrobes. Wall mounted radiator. Rear elevation double glazed window. Side elevation patio door with views. Door to en-suite.

Master En-suite 10' 0" x 10' 10" (3.05m x 3.30m)
Low level WC, vanity unit wash hand basin. Large shower cubicle, Bath tub. Heated towel rail. Rear elevation double glazed window.

Bedroom Two 16' 7" x 13' 7" (5.05m x 4.14m)
Side and rear elevation double glazed windows. Built in wardrobes. Wall mounted radiator. Spotlights. Eve storage.

Family Bathroom 6' 1" x 9' 5" (1.85m x 2.87m)
Jacuzzi bath with bath screen and shower over. Low level WC, wash hand basin, heated towel rail. Front elevation double glazed window.

Annex-Entrance Hall

Entrance into level annex has tiled flooring. Wall mounted radiator. Storage cupboards. Covings. Doors off to principle rooms

Large Living room

. Large built in storage. Rear elevation double glazed window. Side elevation patio doors leading to rear garden. Spotlights. Covings. Wall mounted radiators.

Dining Room 16' 4" x 13' 1" (4.97m x 3.98m)
Coving, wall mounted radiator. Sliding doors leading to Conservatory.

Kitchen 13' 0" x 13' 5" (3.96m x 4.09m)
Fitted kitchen with wall and base units. roll top work surfaces. Integrated Dish washer and fridge/freezer. Breakfast bar. Partly tiled. wall mounted radiator. Covings. Spotlights.

Cloakroom

Low level WC, wash hand basin. Partly tiled.

Bathroom 6' 6" x 9' 4" (1.98m x 2.84m)
Low level WC, wash hand basin, Bathtub, heated towel rail. Fully tiled. Spotlights. side elevation double glazed





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window.

Bedroom Four 10' 10" x 9' 5" (3.30m x 2.87m)
Side elevation double glazed window. Wall mounted radiator. Coving, spotlights.

Bedroom Five 12' 9" x 7' 10" (3.88m x 2.39m)
Built in wardrobe. Side elevation double glazed window. Wall mounted radiator. Coving.

Wet room 12' 9" x 14' 3" (3.88m x 4.34m)
Low level WC, Wash hand basin, wet room shower.
Heated towel rail. Fully tiled, Front elevation double glazed window. Coving, spotlights.

General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council





Council Tax:

G





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 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 0 Building 2</p>		<p>Approximate total area⁽¹⁾ 4528.48 ft²</p> <p>Reduced headroom 16.9 ft²</p> <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom: Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.