



Belfield Avenue, Marldon TQ3 1NU

Fixed Price £465,000

Situated in the sought-after village of Marldon, this beautifully presented detached dormer bungalow offers flexible 3/4-bedroom accommodation, a modern kitchen/dining room, utility room, and versatile living space ideal for families. Set on a generous plot with ample parking, a detached garage, and a private south-facing garden, the property is conveniently located close to local amenities and is offered with no onward chain.

- Detached 3/4 bedroom dormer bungalow
- Flexible and versatile accommodation
- Substantial double garage

- Sought-after village location in Marldon
- South-facing rear garden
- No Onward chain

01803 659882

hello@twintideestates.co.uk

www.twintideestates.co.uk

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Enjoy versatile living in this beautifully presented dormer bungalow, nestled in the highly sought-after village of Marldon.

This detached home offers flexible accommodation, expansive off-road parking, and a generous south-facing garden, making it an ideal choice for a variety of lifestyles.

Approached via a large block-paved driveway, there is ample parking for multiple vehicles and access to the substantial double garage.

The attractive frontage offers an immediate sense of space and kerb appeal. Step inside to discover a bright, stylish, and exceptionally well-maintained interior. The ground floor provides outstanding versatility, featuring a spacious living room, a modern kitchen/dining room, a separate utility room, and a contemporary shower room.

An additional reception room or bedroom on this level provides flexible options to suit individual needs. French doors open directly onto the south-facing patio and garden, seamlessly blending indoor and outdoor living. The heart of the home is the modern kitchen/dining room, fitted with sleek contemporary units and quality work surfaces, offering ample space for family dining and social gatherings. The adjoining utility room provides valuable additional storage and appliance space. The first floor hosts further well-proportioned bedrooms, enjoying pleasant outlooks across the surrounding area.

This flexible layout means the property can function equally well as a three-bedroom home with multiple reception areas or a four-bedroom residence.

A significant feature of this property is the attractive south-facing rear garden, which enjoys abundant sunshine throughout the day. Predominantly laid to lawn, it offers a private and secure environment. A generous patio and entertaining area, accessible from the property, creates an ideal space for summer dining and social occasions.

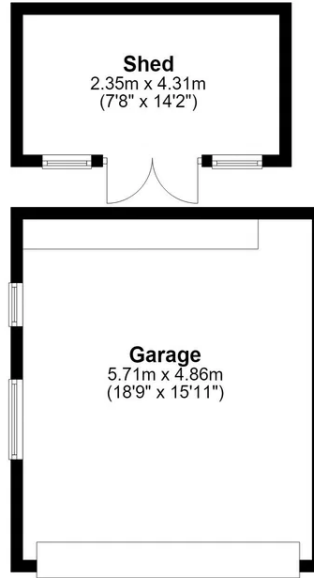
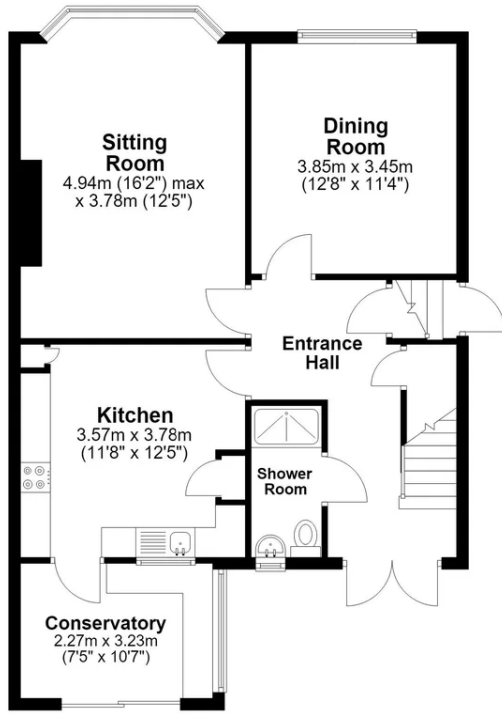
Complementing the outdoor space is a large storage shed and a substantial double garage, providing excellent storage, workshop facilities, and secure parking.

Located within easy reach of Marldon's local amenities, including the village shop, primary school, and public houses, the property is perfectly positioned to enjoy village life while conveniently accessing Paignton, Torquay, Totnes, and the stunning South Devon coastline. Offered with no onward chain, this home is ready for its next owners.



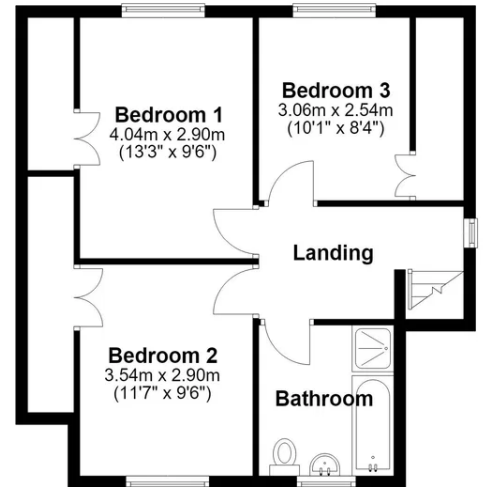
Ground Floor

Main area: approx. 71.1 sq. metres (765.8 sq. feet)
 Plus garages: approx. 27.7 sq. metres (296.7 sq. feet)
 Plus shed: approx. 10.1 sq. metres (108.9 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: C

Tenure: Freehold

Property Type: Detached Bungalow

Measurements follow RICS IPMS 3C guidance. All dimensions are approximate and not to scale. Floor plans are for illustration only. These particulars are a general guide and do not form part of a contract. Twin Tide Estates must complete AML checks for all buyers; a fee will apply. Services, fixtures and appliances have not been tested.