



Marldon Road, Torquay, TQ2 7EE

Guide Price Of £500,000 to £525,000

A beautifully detached family home in the sought after Shiphay area of Torquay. This detached spacious home is close to local shops, some excellent schools and a 5 minute car journey to Torquay town centre and sea front. There is a spacious driveway, along with a detached double garage and a stunning level, well maintained rear garden, paved patio & sunny lawned area. Inside is the entrance hallway with a gorgeous spiral staircase, the main living/dining area is spacious with doors opening directly on to the beautiful garden. The kitchen has plenty of storage and workspace, with a modern cream high gloss kitchen. Upstairs are four well proportioned bedrooms, all with fitted wardrobes. The master bedroom has a modern ensuite shower room and there is a family bathroom. There is also plenty of eaves storage. This gorgeous home offers generous accommodation in one of Torquay's most desirable locations.

No onward chain. Viewing highly recommended.

- 4 BEDROOM DETACHED
- MASTER BEDROOM ENSUITE
- CLOSE TO TORBAY HOSPITAL AND SCHOOLS
- SOUGHT AFTER SHIPHAY
- PARKING FOR MULTIPLE CARS

HALL

Laminate flooring, radiator, electric points. Spiral staircase leading to the first floor.

STUDY - 5.05m x 3.68m (11'67" x 12'0.8")

This room could be used as a study or bedroom. Carpet flooring, radiator, electric points, large floor to ceiling double glazed window.

LOUNGE/DINER - 4.72m x 7.14m (12'42" x 23'5")

Carpet flooring, TV point, gas fire, radiators, electric points. Double glazed patio doors leading to the rear garden.

Concealed lighting.

KITCHEN - 3.56m x 4.47m (11'8" x 14'8")

Laminate flooring. A modern cream high gloss kitchen with wall and base units with work surfaces over and part tiled above. Breakfast bar with storage under. Double glazed window to the front aspect. 1.5 bowl composite sink with waste disposal unit, integrated dishwasher, integrated washing machine, space for tumble dryer. Two integrated fridges, two integrated freezers. Range style cooker with extractor fan. Wall mounted Worcester boiler housed within a cupboard surround. Door to side giving access to front and back garden.

CLOAKROOM

Vanity unit with inset oval wash basin and low level WC.

Double glazed window, radiator.

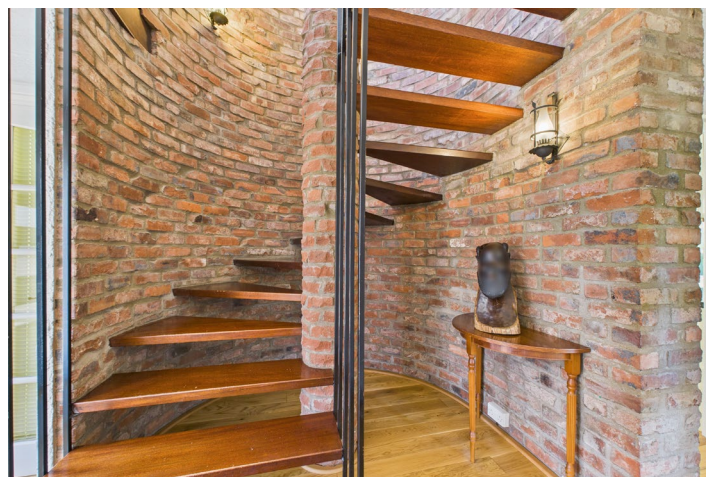
FIRST FLOOR

From the hallway is a spiral staircase comprised of wooden steps and open brickwork surrounding, leading to the landing.

LANDING

Carpeted flooring, double glazed window, electric points.

Airing cupboard housing the hot water tank. Access to the loft space via ceiling hatch with pull down ladder, mainly boarded.



MASTER BEDROOM - 3.68m x 5.26m (10'25" x 11'75")

Carpeted floor. Fitted wardrobes and overhead cupboards, radiator. Double glazed window to the front aspect. Power points.

ENSUITE SHOWER ROOM

Tiled throughout, the ensuite comprises a walk in corner shower cubicle with MX Options shower, pedestal sink, low level WC, extractor fan, mirrored door medicine cabinet.

BEDROOM TWO - 3.78m x 3.78m (11'17" x 12'5")

Carpeted flooring. Double glazed window to the rear aspect. Fitted wardrobes, electric points, radiator, storage to eaves.

BEDROOM THREE - 2.87m x 3.78m (9'5" x 12'5")

Carpeted. Double glazed window to the rear aspect. Radiator, electric points, storage to eaves, fitted wardrobes.

BEDROOM FOUR - 2.87m x 5.87m (9'5" x 13'75")

Carpeted. Double glazed window to the front aspect. Storage to eaves, fitted wardrobe, radiator. Loft access.

BATHROOM - 4.17m x 3.18m (6'92" x 9'17")

The fully tiled family bathroom comprises a panel enclosed bath, vanity wash hand basin with cupboard under and LED mirror above. Low level WC, walk in double corner shower cubicle with shower. Heated towel rail. Double glazed obscure window and under floor heating.

GARDEN

The garden is on a level plot comprising a paved patio area, which leads to a generous lawn with a variety of trees, shrubs and plants. There are outside water taps and side gate access to the front of the property.

GARAGE

A double length garage with electric lighting and socket points. No vehicle access.

There is a burglar alarm, Hive, smart meter and ultra fast broadband.

Material Information



Address Marldon Road,
Torquay, TQ2 7EE

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'C'

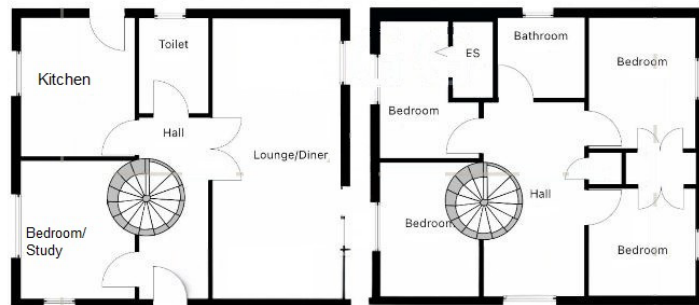
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.