







Taylors
sales & lettings

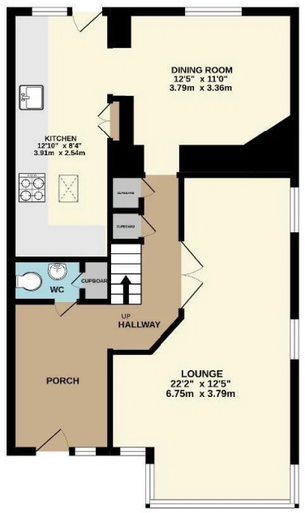
Asking Price Of £330,000

Vicarage Road,
Marldon, Paignton,
TQ3 1NN

A three bedroom detached home located within the highly desirable location of Marldon. The property comprises of a welcoming hallway, a spacious living room, a dining room, modern kitchen, a useful downstairs cloakroom/utility, three bedrooms, a family bathroom and sunny rear gardens. The property is usually situated within easy reach of the local village school, bus links, the ring road, local village shops, as well as eating establishments.









ENTRANCE A uPVC double glazed front door opens into a welcoming entrance hallway, with doors leading to the adjoining rooms and stairs rising to the first floor. The hallway also benefits from a gas central heating radiator.

CLOAKROOM/UTILITY A useful and conveniently located ground floor cloakroom fitted with a low level flush WC and wall mounted wash hand basin. The room also offers space and plumbing for a stacked washing machine and tumble dryer, making it a practical addition to the home.

LIVING ROOM A beautifully bright and spacious living room overlooking the front gardens. Offering generous proportions and ample space for furnishings, the room features an attractive log burning stove, double glazed windows and a gas central heating radiator.

DINING ROOM A wonderfully spacious dining room, seamlessly connecting with the kitchen to create an ideal space for both everyday dining and entertaining. There is ample room for a 6 seater dining table, while the exposed natural limestone feature wall provides a particularly attractive focal point, adding character and charm. A window overlooks the gardens, with a gas central heating radiator.

KITCHEN A modern fitted kitchen comprising a range of wall, base and drawer units with complementary work surfaces over. Features include a Belfast sink, electric oven with grill, four ring hob with extractor hood above, integrated fridge freezer and dishwasher, together with a complementary tiled splashback. Further benefits include a modern vertical gas central heating radiator and a charming barn style door providing access to the gardens.

FIRST FLOOR

BEDROOM ONE

A generously proportioned master bedroom positioned to the front aspect of the property, enjoying two front facing windows which allow for plenty of natural light. The room also benefits from a gas central heating radiator.

BEDROOM TWO A second well proportioned bedroom positioned to the side aspect, featuring a charming traditional cast iron fireback, adding a lovely touch of character. There is also a window and gas central heating radiator.

BEDROOM THREE A versatile single bedroom overlooking the rear garden, offering an ideal space for a child’s bedroom, home office or study. Complete with a gas central heating radiator.

BATHROOM A modern family bathroom fitted with a low level flush WC, vanity wash hand basin with useful storage beneath and a panelled bath with shower attachments above and a protective shower screen. The room is finished with tiled walls and an obscure glazed window.

OUTSIDE To the rear, the gardens are predominantly laid to lawn, offering a pleasant outdoor space with plenty of scope for a new owner to personalise and landscape to their own taste.

Address ‘Vicarage Road, Marldon, Paignton, TQ3 1NN’

Tenure ‘Freehold’

Council Tax Band ‘D’

EPC Rating ’43 | E’