



Guide Price £265,000 - £275,000

Marldon Road,
Paignton, TQ3 3QZ

An extended three bedroom semi detached house, situated within one mile of the town centre and seafront beyond. The house has been well maintained with extended family kitchen/diner, separate lounge and three bedrooms to the first floor with luxury four piece bathroom suite. The property outside has large gardens which could even provide a building plot subject to permission and driveway with two cars and garage.



STORM PORCH Front door with original stained glass window.

ENTRANCE HALL Radiator, understairs storage cupboard and stairs to the first floor landing.

LOUNGE - 13.42ft x 13.75ft Double glazed bay window to the front aspect, tv point, wood burning stove set into fireplace.

KITCHEN/DINER – 17.9ft x 12.5ft

DINING AREA Original single glazed door and windows to the rear, radiator, laminate flooring and access through to the kitchen.

KITCHEN AREA A matching range of wall and base work units with oak work tops above, inset ceramic style Belfast double sink with mixer taps above, beko electric gas range oven and 7 ring hob and cooker hood above, part tiled walls, laminate flooring, appliance space for a washing machine, dishwasher and fridge freezer, wall mounted boiler, double glazed window to the side aspect over looking the garden and opening onto:-

REAR PORCH Double glazed door and windows to the rear aspect leading out on to the garden and driveway.

LANDING First floor landing has doors to all rooms, loft access, double glazed windows to the side aspect and carpet flooring.

BEDROOM 1- 10.17ft x 15.25ft Double glazed bay window to the front aspect with sea views, fitted sliding door wardrobes with mirrors and central heating radiator.

BEDROOM 2 - 10.83ft x 11.33ft Double glazed window to the rear aspect, built in storage and radiator.

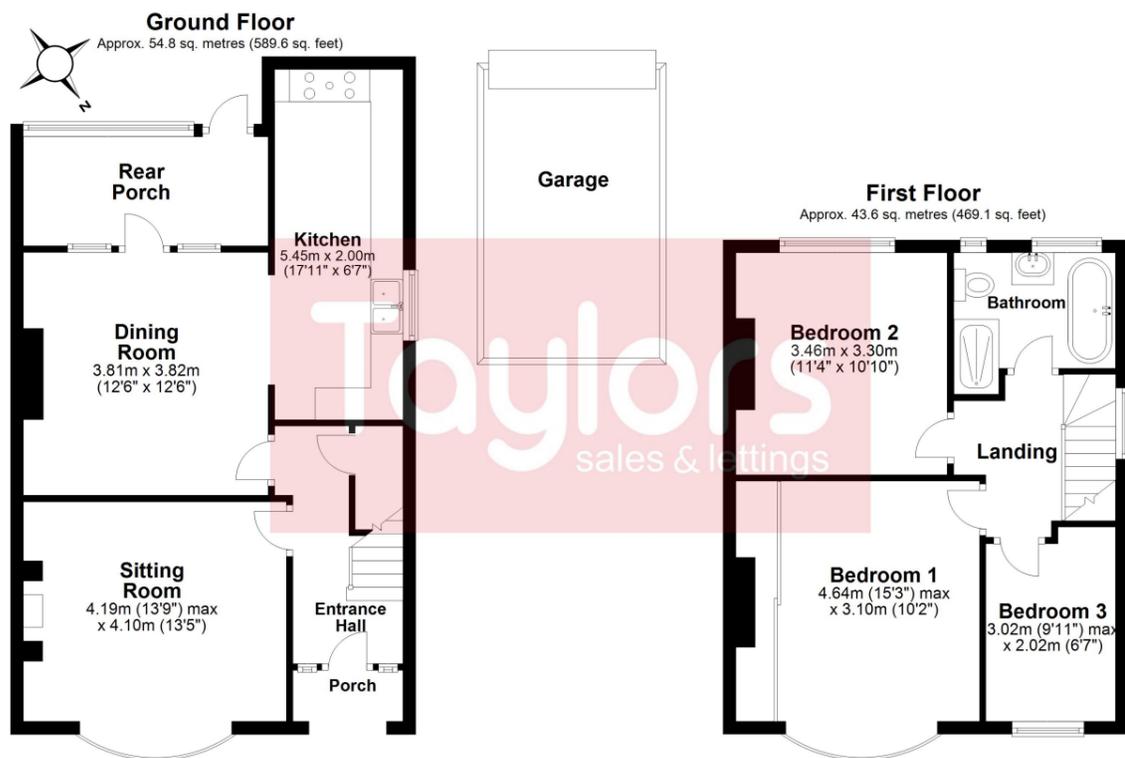
BEDROOM 3 - 6.58ft x 9.92ft Double glazed window to the front aspect, carpet flooring and radiator.

BATHROOM Comprising of a luxury four piece suite including a large walk in shower, WC, vanity wash hand basin, free standing bath, heated towel rail and double glazed windows to the rear aspect.

OUTSIDE Access from the rear for two large vehicles enclosed by wooden fencing, steps and gates to the entrance level. Entrance level you can get in via the rear door from porch or pathway leading to the front.

GARDEN Mostly laid to the side which is a lawned garden fully enclosed by wood panelled fencing with a corner patio area which is over the garage.

GARAGE Up and over door.



Address 'Marldon Road, Paignton, TQ3 3QZ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '66 D'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ