

Marldon Road

Torquay

Gargan&Hart Estate Agents

Guide Price

£475,000 - £500,000

As you enter the property you come into the reception area which has a large built-in cloaks cupboard. From here you enter the good size kitchen diner, which is a great family and entertaining area. The modern kitchen has a range of wall, base and drawer units, a built-in electric oven and microwave and a central island with electric hob and cupboard spaces. The kitchen extends to a further area with matching base and wall units, an inset sink with mixer tap, space for a large fridge/freezer and a built in dishwasher. The large dining area, off of the kitchen, has a lovely walk-in bay window with a beautiful outlook over the rear south facing patio and garden. From the kitchen is a newly fitted Shower room that comes with a white suite comprising a shower cubicle with electric shower, wash hand basin with mixer tap set in vanity unit with cupboard below, and low level W/C. This room has a large cupboard with plumbing for washing machine. The last room to this floor is a spacious, light and airy lounge with window to front, and French doors out to onto the patio. This room also benefits from underfloor heating.

On the first floor are 4 of the bedrooms and the family bathroom. Bedroom 4 is a spacious double bedroom with window to front, and fitted wardrobes and display shelving to one wall. Bedroom 5 is another spacious double bedroom with steps down into the room, a window to the front, and fitted wardrobe. Bedroom 2 is a spacious double bedroom with walk-in bay window with far reaching views towards Berry Head, making it a bright and breezy room. This room also has fitted wardrobes and display shelving to one wall. Bedroom 3 is yet another spacious double room with steps down into the room. The window overlooks the front and has views over Berry Head. This room also has mirror fronted fitted wardrobes with hanging rails and shelving, and a door to a large built-in storage cupboard. The family bathroom is well fitted with a white suite comprising panelled bath with mixer tap, shower attachment and folding glazed screen to side, pedestal wash basin, and low level W/C. A built in cupboard provides useful storage.

On the 2nd floor are two further bedrooms. The master bedroom is a fantastic spacious double bedroom with far reaching views across to Berry Head, and comprises of a seating area, and large fitted raised bed platform. This room also benefits from a large walk-in wardrobe, as well as an ensuite shower room with a modern white suite, comprising pedestal wash basin with mixer tap, low level W/C, and walk-in shower area with plumbed shower unit. The last bedroom is room 6. This room has full headroom down the centre with sloping ceilings and velux windows with blinds. A built-in low cupboard houses the central heating boiler and provides additional storage.

To the front of the property, is a good-sized drive providing parking for several cars. There is also an electric car charger, outside tap and power point. To the rear is a fantastic garden that enjoys a south facing aspect and is partly laid to a large, paved patio area, with two outside lights. This is ideal for barbeques, entertaining, and enjoying those long summers. Beyond the patio, is a large, predominantly level lawned area with trees providing shade at the end. A wooden outbuilding provides an outside entertaining area and has its own patio. There are two timber garden sheds and timber fencing and block walling to boundaries. The garden is well stocked with mature flowers and shrubs and is ideal for al fresco entertaining and relaxation.








HOME
IS
WHERE THE
WINE
IS









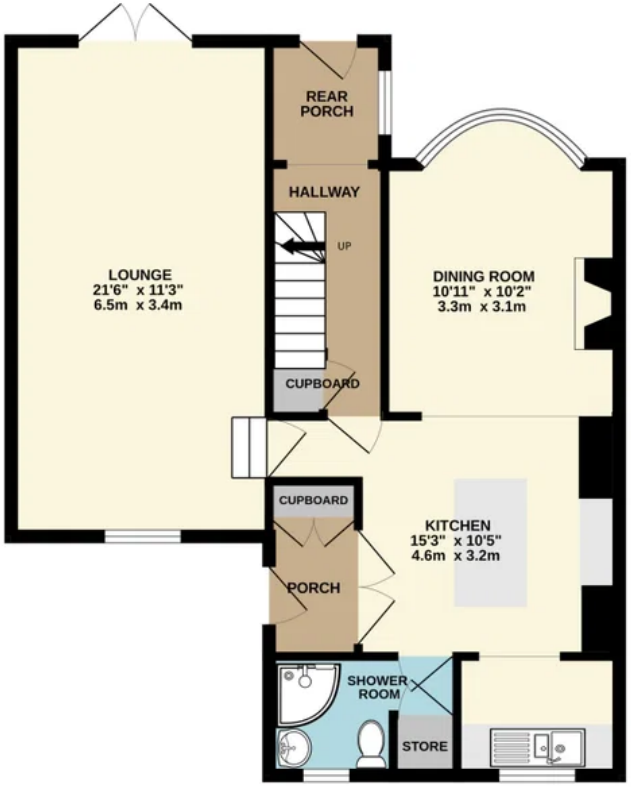
STAR POINTS

- Extended Semi-Detached Family Home
- 6 Double Bedrooms
- Driveway Parking for Several Vehicles
- Spacious Reception Rooms
- Plenty of Storage
- Close to Schools
- Views over Berry Head
- Generous South Facing Garden
- Modern Kitchen & Bathroom
- Close to Transport Routes

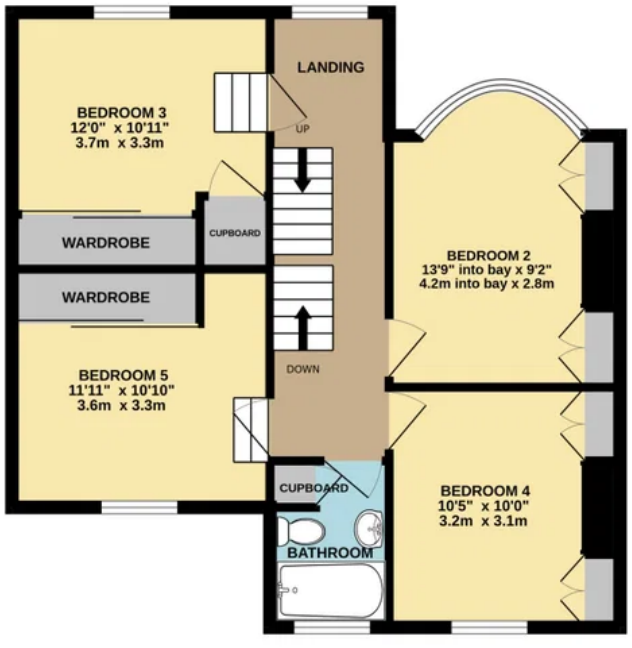
ADDITIONAL INFORMATION
Tenure - Freehold
Council Tax Band - C
For prices & more information about Council Tax go to:
https://www.torbay.gov.uk/council-tax/
Local Authority - Torbay Council
EPC – D
There is a water meter at the property.
Check broadband Availability at Openreach Fibre-Checker.
https://www.openreach.com/fibre-checker
Check mobile signal at Ofcom Mobile-Coverage. https://checker.ofcom.org.uk/en-gb/mobile-coverage

DIRECTIONS
What 3 Words: interests.candles.boxing
Sat-Nav: TQ2 7EJ

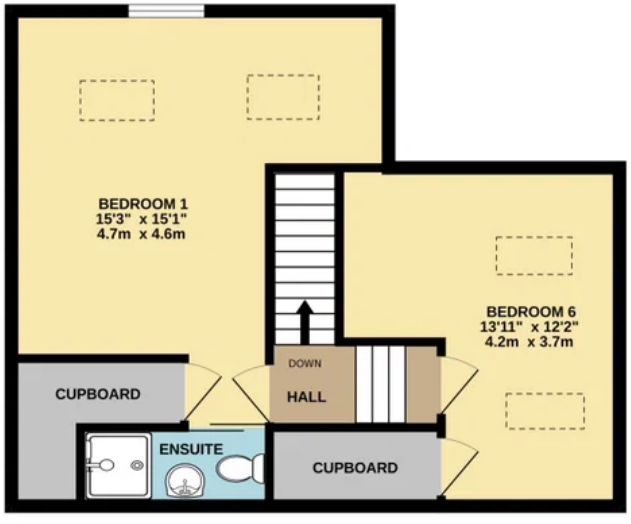
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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