



**Connells**

Belfield Avenue  
Marldon PAIGNTON



### Property Description

Guide price £365,000 - £375,000 Connells are delighted to bring to the market this charming three-bedroom detached bungalow with a double detached garage, located in the highly desirable village of Marldon. Set within a peaceful residential setting and surrounded by attractive gardens, this once very much loved home offers fantastic potential for its next owner. While the property would benefit from some updating, it has clearly been well maintained over the years and provides an excellent opportunity to create a wonderful long-term home in a sought-after location. Properties in this location rarely stay on the market for long, particularly those offering such potential and generous outdoor space. With a little TLC, this property could truly become someone's forever home. Also being set within the peaceful and highly desirable village of Marldon, this home is perfectly positioned to appeal to a wide range of buyers. Whether you are looking to downsize with level access to nearby shops and amenities, or you are a growing family wanting to be close to well-regarded local primary schools, this location truly offers something for everyone.

With everyday conveniences, local facilities, and the charm of village living all on your doorstep.

Early viewing is highly recommended to fully appreciate the space, potential, and location. This home is presented at a reasonable price reflecting some modernisation that is required. Contact Connells today to book your viewing.

### On Approach

The welcoming frontage immediately catches your eye. The home is framed by beautiful, well-established front gardens that create a pleasant first impression. A generous driveway provides ample parking for multiple vehicles and leads up to the detached garage, offering both convenience and practicality for everyday living.

### On Entrance

Stepping inside the home, you are welcomed by a sense of warmth and character that reflects the years of care the property has received. The layout offers flexible accommodation and plenty of natural light throughout.

### Lounge/Dining Area

Moving into the main living space, you will find a bright and spacious lounge positioned at the front of the property. Large windows allow natural light to flood the room while also providing lovely views across the private front gardens. The room offers plenty of space for a variety of furniture arrangements including a dining area, making it an ideal place to relax, entertain guests, or simply enjoy the peaceful surroundings.

### Kitchen

From the lounge, you walk through into the kitchen.. This room forms the heart of the home and offers excellent potential for modernisation. While the kitchen may benefit from updating, everything remains in good order, allowing the next owners to enjoy the space while gradually transforming it into their ideal kitchen.



## Utility Room

Leading off from the kitchen is a useful utility room, providing a practical space for laundry and everyday household tasks. This additional room helps keep the main kitchen area uncluttered while offering valuable extra storage and workspace.

## Hallway

Continuing through the property, the hallway leads to the ground floor bedroom accommodation and additional rooms. A staircase leads to the upper floor, where you will discover two further double bedrooms. This additional space adds flexibility to the property and could suit a variety of family arrangements or visiting guests.

## Bedroom Three

Bedroom three on the ground level is a generous double bedroom positioned at the front of the property. With views overlooking the front gardens, this bright and comfortable room offers space for ample furniture, making it ideal as a guest bedroom or main bedroom for those looking for single-level living.

## Study/Nursery

Further along the hallway, you will find a separate study which could also be used as a nursery, hobby room, or home office. This versatile space overlooks the garden and provides a quiet area away from the main living spaces, making it perfect for working from home or creating a peaceful reading room.

## Bathroom

The spacious family bathroom features a stylish four-piece suite, offering both a relaxing bathtub and a separate shower for added convenience. Designed with comfort and practicality in mind, it provides plenty of space for busy family life while also being perfect for guests, creating a bright, welcoming and functional space to unwind.

## Bedroom One

The master bedroom upstairs is particularly spacious and benefits from its own cloakroom, adding an extra level of convenience and privacy. There is ample space for bedroom furniture, wardrobes, and additional storage. Another excellent feature of this room benefits new velux windows in both upstairs bedrooms, with stunning countryside views. Also bedrooms having generous eaves storage, providing useful hidden storage areas that helps maximise the available space.

## Bedroom Two

The second upstairs bedroom is also a bright and comfortable double room. Natural light fills the space, and there is plenty of room for furniture. Another excellent feature of this room benefits new velux window with amazing outlook of countryside, making it an ideal bedroom for family members or guests.

## Outside

Stepping outside, the property continues to impress. The rear garden is truly a gardener's dream. Level and beautifully established, the garden offers a peaceful outdoor space filled with mature shrubs and planting that provide colour and character throughout the seasons.

Patio areas create the perfect setting for outdoor seating, relaxing with a morning coffee, or enjoying time with family and friends during warmer months. The garden offers both privacy and tranquillity, making it an ideal place to unwind.

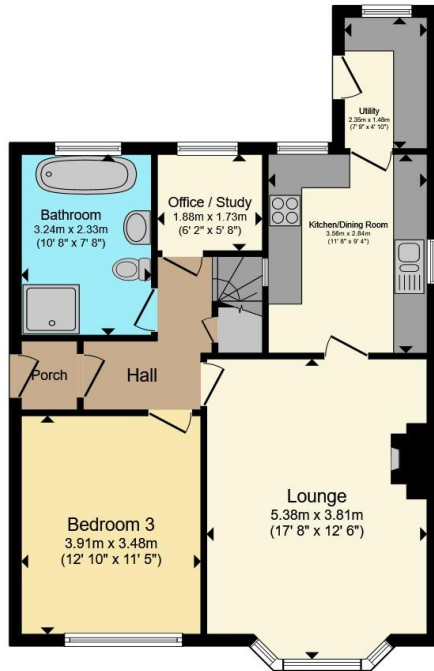
## Double Detached Garage

In addition to the gardens, the property also benefits from a double detached garage which can be accessed via the driveway and also offers rear access. offering excellent versatility for a variety of uses. Whether you are looking for additional storage, a practical workshop, or a dedicated space to enjoy hobbies and crafts, the possibilities are endless.

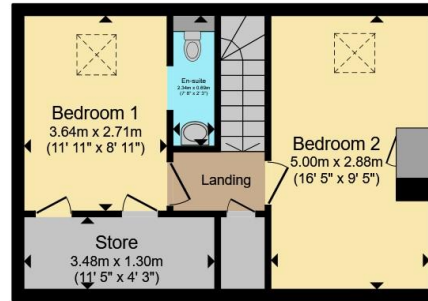




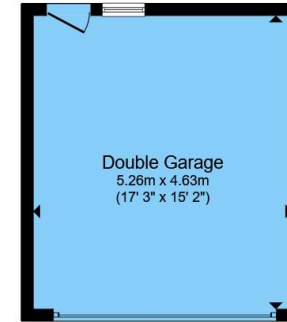




**Ground Floor**



**First Floor**



**Garage**

Total floor area 126.7 m<sup>2</sup> (1,363 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01803 400 888**  
**E [paignton@connells.co.uk](mailto:paignton@connells.co.uk)**

51 Hyde Road  
 PAIGNTON TQ4 5BP

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/PGN313392](http://connells.co.uk/Property/PGN313392)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PGN313392 - 0025