



Belfield Avenue | Marldon | Paignton | TQ3 1NU

Asking Price Of £399,950

A deceptively spacious 4/5 bedroom detached bungalow located in the extremely sought after village of Marldon. The bungalow comprises of a living room, kitchen, large utility that could also be used as a dining room, 4/5 bedrooms and a family bathroom. The property also boasts an easy to maintain garden, a garage and off road parking for several vehicles.

- DETACHED BUNGALOW
- CORNER PLOT
- OFF ROAD PARKING
- GARDENS
- GARAGE
- VILLAGE LOCATION

ENTRANCE PORCH Single glazed wooden front door, two UPVC double glazed windows, overhead lighting.

ENTRANCE HALLWAY A UPVC obscure double glazed front door, laminate wood flooring, half wall panelling, smoke alarm, coving, doors leading to adjoining rooms, telephone point.

LOUNGE 18' 4" x 12' 3" (5.607m x 3.748m) A spacious living room overlooking the gardens. Wall mounted and overhead lighting. Stairs rising to the first floor, UPVC double glazed windows and UPVC double glazed French patio doors leading out to the gardens, gas central heating radiator and coving. Understairs storage cupboard.

KITCHEN 12' 4" x 9' 1" (3.762m x 2.794m) A generous sized kitchen with a range of wall mounted and base units, solid wood work surfaces over, space and plumbing for fridge/freezer, dishwasher and space for a range cooker, a porcelain barn style sink, overhead spotlighting, tiled flooring, coving, tiled splashback. Leading into:-

UTILITY 16' 6" x 8' 2" (5.049m x 2.507m) An exceptionally large utility that could be used for multiple purpose. Space and plumbing for washing machine, tumble dryer, American fridge/freezer. Overhead spotlighting, skylight, UPVC double glazed door. 1 1/2 bowl stainless steel sink and drainer unit.

DINING ROOM 11' 5" x 8' 3" (3.494m x 2.533m) UPVC double glazed double aspect windows. Coving, laminate wood flooring, gas central heating radiator.

BEDROOM ONE 23' 9" x 16' 5" (7.264m x 5.021m) An incredibly large master bedroom with triple aspect windows allowing ample light to beam through. Beautiful countryside views, eaves storage. Gas central heating radiator.

BEDROOM TWO 13' 5" x 12' 1" (4.110m x 3.700m) Another generous sized double bedroom with double aspect UPVC double glazed windows overlooking the gardens, space for ample furniture, gas central heating radiator.

BEDROOM THREE 8' 0" x 10' 8" (2.46m x 3.27m) A further double room to the rear aspect of the property. Two Velux windows, overhead spotlighting, laminate wood flooring, electric fireplace.

BEDROOM FOUR 11' 9" x 9' 10" (3.606m x 3.004m) An exceptional sized fourth bedroom overlooking the gardens. Overhead spotlighting, UPVC double glazed window and UPVC double glazed French door leading out to the rear garden. Electric fireplace.

BATHROOM A three piece suite comprising a low level flush WC, a pedestal wash hand basin and a walk in double shower. Complimentary tiled wall surround, wall mounted mirrored medicine cabinet, chrome heated towel rail, UPVC obscure double glazed window and extractor fan.

GARDEN An easy to maintain garden divided between a large patio area and two raised decked areas and a large fish pond. Outdoor lighting and electrical points and a generous sized shed can also be located in the gardens.

PARKING Off road parking for several vehicles.

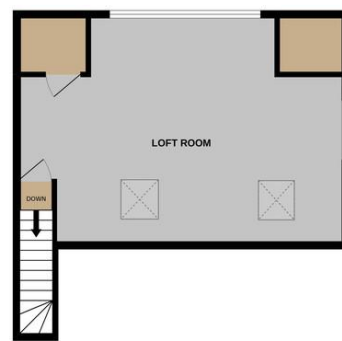
GARAGE A single garage with an up and over door. Electrical points.

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.

GROUND FLOOR
101.0 sq.m. (1087 sq.ft.) approx.



1ST FLOOR
38.5 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA: 139.5 sq.m. (1502 sq.ft.) approx.

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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