



Marldon Road, Paignton

£250,000



WILLIAMS HEDGE
ESTATE AGENTS



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38 MARLDON ROAD, PAIGNTON, DEVON TQ3 3NS

End terraced house | No upward chain | Entrance hall | Open Lounge/Diner | Three bedrooms
Bathroom | Brand new Kitchen | Rear porch | Large garden | Two detached single garages
Car port | Sea views from the garden and rear bedrooms | Viewing highly recommended

We are delighted to offer this end terraced family home to market. The property is being sold with vacant possession, accommodation arranged over two floors comprising, entrance hall, open plan lounge/diner, three bedrooms (two doubles and one single), bathroom and rear porch. Externally the property offers level front garden and large rear garden with patio seating, lawn and sea views. Two detached garages and car port. Viewing highly recommended.

The Accommodation Comprises

ENTRANCE HALL Stairs leading to the first floor, radiator, doors to lounge and kitchen, under stairs storage, cupboard housing the combination boiler, controlling the central heating system, gas central heating, ceiling light point.

OPEN PLAN LOUNGE DINING ROOM - 6.93m x 3.45m (22'9" x 11'4") Lounge has ceiling light point, radiator, gas fire, TV aerial points, uPVC double glazed window to the front aspect, door to entrance hall



DINING AREA Has ceiling light point UPVC double glazed window to the rear aspect overlooking the rear garden and sea views, radiator, matching all lights.

KITCHEN - 2.51m x 2.57m (8'3" x 8'5") Brand new Kitchen with fitted matching wall, base and drawer units, roll edged work surfaces over, inset stainless steel sink with matching drainer and mono block mixer tap, vinyl tile effect flooring, tiled walls, uPVC double glazed window to the side aspect and ceiling strip light.



REAR PORCH - 2.57m x 0.99m (8'5" x 3'3") Has UPVC double glazed window to the rear aspect of looking to be a garden UPVC double glazed door giving access to the rear garden, tile effect flooring, ceiling light point.

FIRST FLOOR LANDING Has ceiling light point, doors to bedrooms, separate W.C, and bathroom, obscure UPVC double glazed window to the side aspect over stairs linen cupboard.

BEDROOM ONE - 3.86m x 2.95m (12'8" x 9'8") Is a double bedroom, ceiling light point, radiator, built-in wardrobes with hanging rail and shelving, UPVC double glazed window to the front aspect.



BEDROOM TWO - 3.15m x 2.67m (10'4" x 8'9") Is a double bedroom, ceiling light point, radiator, built-in wardrobe with hanging rail and shelving, UPVC double glazed window to the rear aspect overlooking the rear garden and sea views towards Thatchers rock.



BEDROOM THREE - 2.69m x 2.11m (8'10" x 6'11")
Single bedroom, ceiling light point, uPVC double glazed window to the front aspect.

SEPARATE W.C - 1.8m x 0.84m (5'11" x 2'9") Ceiling light point, vinyl tile affect flooring, low level close coupled W.C, obscure UPVC double glazed window to the rear aspect.

BATHROOM - 1.8m x 1.68m (5'11" x 5'6") Has matching suite comprising turn panelled bath with twin handgrips, pedestal hand wash basin wall mounted mirror fronted medicine cabinet, radiator, vinyl tile affect flooring, partially tiled walls, ceiling light point, obscure UPVC double glazed window to the rear aspect.



FRONT The front has low level panel fencing with wrought iron gate, lawn area and brick wall to the front boundary, established patio concrete path to obscure timber glazed front door into enclosed entrance porch, obscure windows to the side, and ceiling light point, obscured panel door into entrance hall.

REAR GARDEN Large rear garden with raised patio seating area and see views main part of the garden is mainly light lawn with natural eight rows on both sides central concrete top giving access to the carport. Timbergate to give access to the front

PARKING Two separate garages with up and over doors and carport accessed via service lane to the side of the property.

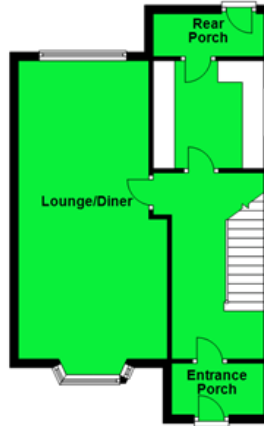
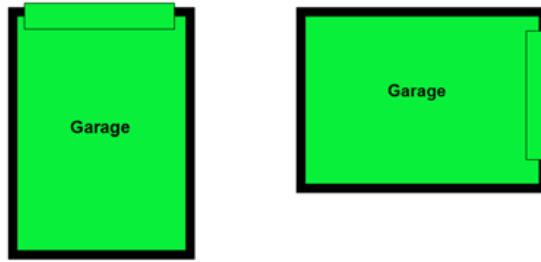


Age: 1930's (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: C EPC Rating: D	Tenure: Freehold
Services - TBC	
Electric Meter Position: Understairs	Gas Meter Position: Outside wall
Boiler Position: Understairs cupboard - combi	Water: Meter
Loft: Fitted retractable access ladder, insulated & light	Rear Garden Facing: East
Total Floor Area: approx. 77 Sqm	Square foot: approx. 828 Sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

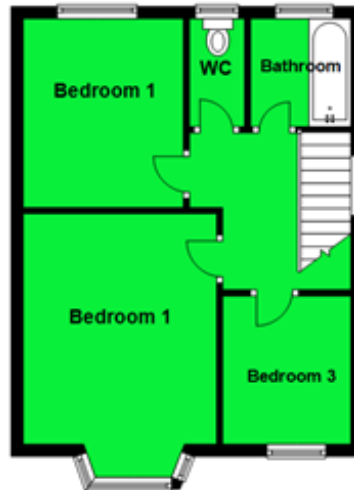
Ground Floor
Approx. 88.1 sq. metres (948.3 sq. feet)



Total area: approx. 127.8 sq. metres (1375.4 sq. feet)

First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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