



Marldon Road, Paignton

Guide Price £350,000-£375,000



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100 MARLDON ROAD, PAIGNTON, DEVON TQ3 3NJ

A Spacious Semi-Detached Home with potential annexe | Double garage | Off-road parking
Sea views | Enclosed rear garden | Spacious entrance hall | Sitting room with bay window
Dining room | Kitchen | Breakfast room | Spacious landing | Five bedrooms | Bathroom/W.C
Separate W.C | Third reception Room | Utility | Shower room/WC

A spacious semi-detached home with far reaching sea views offering a flexible layout, off road parking and double garage. The accommodation is currently configured as a four-bedroom family home and an adjoined one-bedroom Annexe which can be accessible from the main residence to create larger family home if required. The property is accessed via a spacious entrance hall with access to the ground floor accommodation which comprises a sitting room with bay window, dining room, kitchen which leads to a breakfast room and door providing access into the Annexe if required. On the first floor a spacious landing leads to four bedrooms (three doubles and one single), a four-piece bathroom/W.C and a separate W.C. The property has double glazed windows and gas central heating. The Annexe comprises a separate entrance hall accessed from the side of the property with a sitting room, kitchen and shower room to the ground floor and a double bedroom on the first floor.

To the rear of the property is an enclosed garden accessed from the dining room onto a covered veranda with the remainder laid to lawn enclosed by timber fencing with a gated site access. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

The Accommodation Comprises

Composite door to

RECEPTION HALL - 7.98m x 1.7m (26'2" x 5'7") Coved and textured ceiling with light points, stairs and hand rail to first floor, radiator with thermostat control, stripped and varnished timber flooring, gas meter, doors to

SITTING ROOM - 5.33m x 4.06m (17'6" into bay x 13'4") Coved ceiling, pendant light point, UPVC double glazed bay window overlooking the rear garden, radiator with thermostat control, stripped and varnished timber flooring, wall light points, fireplace with log burner.



DINING ROOM - 3.61m x 3.48m (11'10" x 11'5") Coved ceiling with pendant light point, fireplace with log burner and decorative timber surround, radiator with thermostat control, stripped and varnished timber flooring, UPVC double doors leading to the rear garden.



KITCHEN - 3.4m x 2.54m (11'2" x 8'4") Textured ceiling with strip light, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edge work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, built in eye level double electric oven, matching eye level cabinets, space for upright fridge freezer, space and plumbing for washing machine, opening to



BREAKFAST AREA - 3.05m x 2.39m (10'0" x 7'10") Skylight, inset spotlights, radiator with thermostat control, UPVC double glazed door leading to the rear, uPVC double glazed window.

FIRST FLOOR LANDING - 4.8m x 2.74m (15'9" x 9'0" max) Coved and textured ceiling with directional spotlights, hatch to loft space, doors to

BEDROOM ONE - 4.09m x 3.56m (13'5" x 11'8") Pendant light point, picture rails, UPVC double glazed window to rear aspect with far-reaching views across Paignton and out to sea towards Brixham, feature fireplace, radiator with thermostat control.



BEDROOM TWO - 3.66m x 3.56m (12'0" x 11'8") Coved ceiling with pendant light point, UPVC double glazed window to rear aspect with far-reaching views across Paignton and out to sea towards Brixham, radiator with thermostat control.

BEDROOM THREE - 4.14m x 3.07m (13'7" x 10'1") Pendant light point, uPVC double glazed window to side with views towards distant countryside, fitted wardrobes with sliding mirror fronted doors.

BEDROOM FOUR - 2.95m x 2.06m (9'8" x 6'9") Coved ceiling with light point, UPVC double glazed window to side with views towards distant countryside, radiator with thermostat control.

BATHROOM/W.C - 3.45m x 2.57m (11'4" x 8'5") Coved ceiling with light point, UPVC obscure glazed window. Comprising corner bath, separate shower cubicle, pedestal wash hand basin, close coupled W.C, cupboard with slatted shelving, tiled surrounds, heated towel rail.



SEPARATE W.C - 2.36m x 0.81m (7'9" x 2'8") Pendant light point, uPVC obscure glazed window, pedestal wash hand basin, tiled splashback, close coupled W.C, radiator with thermostat control.

POTENTIAL ANNEXE

UPVC double glazed door to

ENTRANCE PORCH - 1.93m x 1.4m (6'4" x 4'7") Textured ceiling with pendant light point, radiator, door to shower room, opening to

UTILITY - 3.38m x 2.51m (11'1" x 8'3") Textured ceiling with directional spotlights, UPVC double glazed window, radiator with thermostat control, under stairs storage. Comprising fitted kitchen with a range of base and drawer units with roll edged

work surfaces over, inset single sink, space and plumbing for washing machine, cupboard housing the gas meter, boiler, stairs to bedroom, door to

SITTING ROOM - 4.11m x 3.38m (13'6" x 11'1") Coved ceiling, pendant light point, UPVC double glazed window, radiator with thermostat control, feature fireplace, door leading to the main residence.



SHOWER ROOM - 1.85m x 1.4m (6'1" x 4'7") Light point, extractor fan, radiator with thermostat control. Comprising shower enclosure with electric shower, wash hand basin, close coupled W.C.

BEDROOM - 3.35m x 2.82m (11'0" x 9'3") Inset spotlights, UPVC double glazed window, radiator with thermostat control.

OUTSIDE

FRONT The property is approached from the road via a double width driveway which leads to the double garage, a concrete pathway with flowerbed border then leads to front door.

DOUBLE GARAGE - 5.41m x 5.18m (17'9" x 17'0") Electric roller door, strip light, power sockets, inspection pit. Workshop to rear measuring 3.53m x 1.37m (11'7" x 4'6").

REAR The rear garden is accessed from the dining room onto a covered patio area with the remainder of the garden laid to lawn enclosed by timber fence and block wall with raised planting border to the rear boundary. Gated side access.

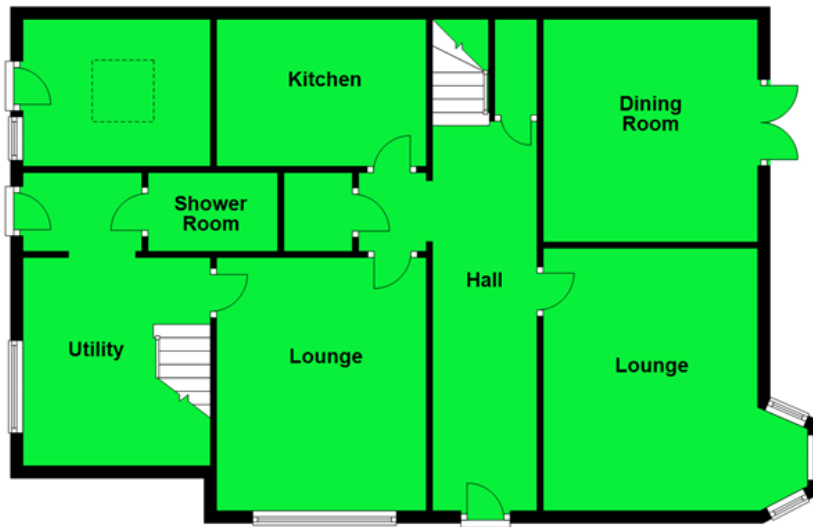
Age: 1900s' (unverified)	Postcode: TQ3 3NJ
Current Council Tax Band: D	Stamp Duty:* £5,000 at asking price
EPC Rating: D	
Electric meter position: Outside side path	Gas meter position: Hallway
Boiler positioned: Loft - combi Annexe – Kitchen - combi	Water: Rates
Loft: Part boarded, part insulated, light point, ladder	Rear Garden Facing:
Total Floor Area: approx. 170sqm, 1829sqft	

This information is given to assist and applicants are requested to verify as fact.

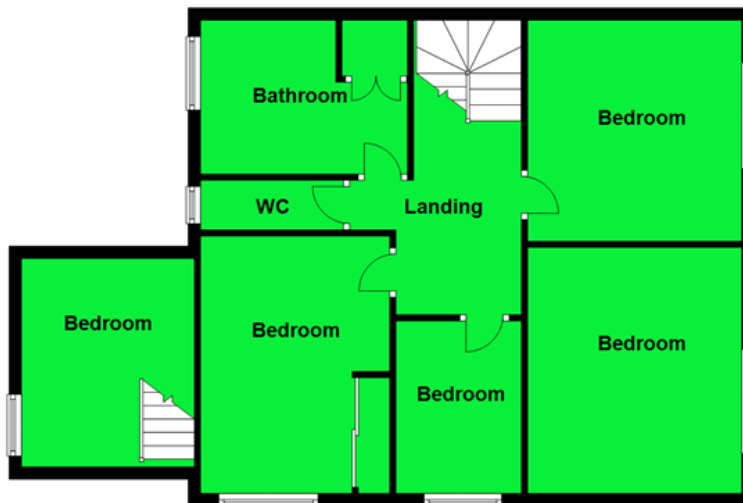
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Ground Floor



First Floor



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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