



Marldon Road, Paignton

£425,000



**WILLIAMS HEDGE**  
estate agents



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## 167 MARLDON ROAD, PAIGNTON, DEVON TQ3 3NB

Spacious detached bungalow with far reaching sea views across Torbay | Sweeping driveway  
Parking bay and single garage | Gardens to front rear and sides | Reception hall  
L shaped sitting/dining room | Kitchen/breakfast room | Conservatory | Four bedrooms  
Four-piece bathroom/WC | Ensuite shower room/WC | Warm air heating | UPVC double glazing  
Property plot size is 1/5th an acre

Presented to the market for the first time in over 40 years the property offers a superbly presented detached bungalow in tucked away position with stunning far reaching sea views across Torbay. Approached via a sweeping driveway which leads to a parking bay and single garage, a pathway then leads to the front door and to a sun terrace with chrome and glazed balustrade with an easterly outlook over Torbay. The property is central to immaculately maintained gardens which are well stocked with mature shrubs, small trees and enjoying a fair degree of seclusion. Once inside, a spacious reception hallway leads to the accommodation which comprises an L shaped sitting/dining room to the front aspect with large windows capturing the stunning far reaching sea views, fitted kitchen/breakfast room which opens into a conservatory and in turn the rear garden, four bedrooms, four piece bathroom/WC and a further shower room/WC providing ensuite facilities for bedroom two and also accessed from the reception hall. The property is complimented throughout with UPVC double glazed windows and warm air heating. An internal inspection is highly recommended in order to appreciate the superb home, the stunning sea views and its unique position.

### The Accommodation Comprises

Canopied entrance with light point and door to

**RECEPTION HALL** - 8.31m x 2.74m (27'3" x 9'0") to L-Shape  
Textured ceiling with light points, smoke detector, wall light points, central heating thermostat, cupboard housing the warm air heating boiler, cupboard housing the hot water cylinder with slatted shelving over, hatch to loft space, doors to

### L-SHAPED SITTING/DINING ROOM

Sitting room: 5.66m x 3.02m (18'7" x 9'11") Coved and textured ceiling with light points, large UPVC double glazed windows to front aspect with far reaching sea view across Torbay and out to sea, TV connection point, wall mounted electric heater.

Dining area: 2.34m x 1.8m (7'8" x 5'11") Coved ceiling with light point, smoke detector, uPVC double glazed sliding door and matching side panel to hallway.



**KITCHEN/BREAKFAST ROOM** - 3.25m x 2.67m (10'8" x 8'9")  
Coved and textured ceiling with pendant light point, UPVC double glazed window to rear aspect overlooking the garden, electric heater. Fitted kitchen comprising a range of base and drawer units with roll edge work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surrounds, matching wall cabinets, space for under worktop fridge and freezer, tiled flooring, cupboard housing consumer unit, archway to



**CONSERVATORY** - 2.59m x 1.73m (8'6" x 5'8") Polycarbonate roof with UPVC double glazed windows to three sides on a block base with tiled floor, radiator, wall light point and door opening onto the rear garden.



**BEDROOM ONE** - 3.3m x 3.3m (10'10" x 10'10") Coved and textured ceiling with pendant light point, UPVC double glazed window to rear aspect, wall mounted electric heater, fitted bedroom furniture comprising two single wardrobes and bedside cabinets with overhead storage, chest of drawers and dressing table.





**BEDROOM TWO** - 3.2m x 2.67m (10'6" x 8'9") Coved and textured ceiling with pendant light point, smoke detector, UPVC double glazed window to front with sea views across the bay and out to sea, wall mounted electric heater.

**BEDROOM THREE** - 3.3m x 3m (10'10" x 9'10" max) Coved and textured ceiling with pendant light point, smoke detector, UPVC double glazed window to rear aspect overlooking the rear garden, wall mounted electric heater, fitted furniture comprising single wardrobe, dressing table and overhead storage, door to

**EN-SUITE SHOWER ROOM** - 2.11m x 1.78m (6'11" max x 5'10" max) Textured ceiling, spotlight, UPVC double glazed window. Comprising tiled shower enclosure with electric shower, wall mounted wash hand basin, WC, tiled walls, wall mounted electric heater, strip light and shaver socket, tiled flooring, door to reception hall.

**BEDROOM FOUR** - 3.23m x 1.8m (10'7" max x 5'11") Textured ceiling with pendant light point, smoke detector, UPVC double glazed window to side aspect with sea view across towards Brixham, recess with fitted wardrobe and shelving.

**BATHROOM/WC** - 2.74m x 1.65m (9'0" max x 5'5") Inset spotlight, uPVC double glazed window, wall mounted electric heater. Comprising panelled bath with hand grips, shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, strip light, shaver socket, tiled flooring.



**OUTSIDE**

**FRONT** At the front of the property there is a sweeping driveway leading to the attached single garage and there is a turning bay/parking area at the top. The superbly maintained gardens are divided into manageable areas with lawn space

and well stocked flower bed and shrub borders and enclosed by hedgerow with ornamental fish pond. There is a sun terrace with chrome and glazed balustrade enjoying stunning sea views across the bay and out to sea.



**REAR** To the rear of the property and accessed from the conservatory is a superbly maintained garden arranged over two lawned tiers with well-stocked flowerbeds/shrub borders enclosed by timber fence and enjoying a fair degree of seclusion with concrete pathway with gated access leading to either side of the property. Timber garden shed and summer house, outside lighting, and rear access into the garage.



**SINGLE GARAGE** - 5.23m x 2.39m (17'2" x 7'10") With up and over door, light point, power sockets, space and plumbing for washing machine at the rear and space for tumble dryer and under worktop fridge or freezer, UPVC obscure glazed window and door leading to the rear garden.

Age: 1970s' (unverified)	Postcode: TQ3 3NB
Current Council Tax Band: E EPC Rating: F	Stamp Duty:* £8,750 at asking price
Electric meter position: Outside side wall	Gas meter position: N/A
Boiler positioned: Warm air heating system	Water: Unverified
Loft: Insulated, boarded, fixed ladder, light point	Rear Garden Facing: West
Total Floor Area: Approx 83 square meters	Square foot:

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.



**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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