



Marldon Road, Paignton

£425,000



WILLIAMS HEDGE
ESTATE AGENTS



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DARTHILL, 123 MARLDON ROAD, PAIGNTON, TQ3 3NN

Detached home | Third of an acre plot | Parking for 8 to 10 vehicles | Large rear garden | Entrance porch | Reception hall | Sitting/dining room | Kitchen/breakfast room | Family room | Utility room
Ground floor shower room/WC | Rear porch | First floor landing | Three bedrooms
Shower room/WC | Garden stores with light and power | Sea views

On a generous sized plot of approximately 1/3 of an acre the property offers a detached home with sea views and off-road parking for 8 to 10 vehicles.

Situated on Marldon Road there are nearby amenities including convenience stores, hair salon/barbers, post office and bus route. Paignton town is approximately 1 mile distant and offers a fine and varied range of shopping facilities, railway station, coach station, seafront and harbourside.

Approached from the road, double timber gates open onto a gravel driveway which provides ample parking for 8 to 10 vehicles/caravan/boat. An entrance porch then leads to the accommodation which offers a flexible layout and with the ground floor comprising a spacious sitting/dining room, kitchen/breakfast room, family room with bay window overlooking the rear garden, large utility, ground floor shower room/WC and a rear porch. On the first floor a light bright landing leads to three bedrooms all with sea views and a shower room/WC. To the rear of the property is a large garden with a raised sun terrace accessed from the dining room and rear porch and a pathway leading through the remainder which is mainly laid to lawn and enclosed by timber fence with block-built stores. The property could be adapted for dual family living and also offers excellent potential to extend whilst still retaining a large garden space and parking area (Subject to necessary consents).

The Accommodation Comprises

UPVC obscure glazed door with matching side panels to

ENTRANCE PORCH - 2.46m x 1.07m (8'1" x 3'6")
Tiled flooring, timber door with obscure glazed inset and side panels to

RECEPTION HALL - 3.91m x 2.44m (12'10" x 8'0")
Textured ceiling with light point, stairs with hand rail to first floor, picture rails, radiator, storage cupboard with light point and window, under stairs storage cupboard, doors to

SITTING ROOM - 4.88m x 3.71m (16'0" x 12'2")
Pendant light point, double glazed window to front aspect, radiator with thermostat control, fireplace with inset electric fire, TV connection point, telephone point, archway to



DINING ROOM - 3.71m x 2.95m (12'2" x 9'8")
Coved ceiling with pendant light point, UPVC double glazed sliding doors opening onto sun terrace, radiator with thermostat control, double glazed window to side, door to

INNER HALLWAY - 3.05m x 0.97m (10'0" x 3'2")
Pendant light point, hatch to loft space, radiator with thermostat control, storage cupboard with shelving, door to rear porch, doors to

KITCHEN/BREAKFAST ROOM - 5.36m x 2.95m (17'7" x 9'8" max)
Light points, UPVC double glazed windows to front and side, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset electric induction hob with extractor over, built-in oven, tiled surrounds, matching eye level cabinets and two display cabinets, breakfast bar, pendant light point, UPVC glazed door to side porch.



GROUND FLOOR SHOWER/WC - 2.59m x 1.83m (8'6" x 6'0") Pendant light point, obscure glazed window, electric fan heater. Comprising large walk-in shower enclosure with glazed screen, vanity unit with wash hand basin, close coupled W.C, radiator.

REAR PORCH - 1.85m x 1.75m (6'1" x 5'9") Wall light point, UPVC double glazed window to rear and side, tiled flooring, UPVC double glazed door opening onto sun terrace.

FAMILY ROOM - 5.23m x 3.48m (17'2" max x 11'5") Pendant light point, picture rails, dual aspect with double glazed window to front and UPVC double glazed bay window to rear, radiator with thermostat control, door to

UTILITY - 3.63m x 2.69m (11'11" x 8'10" max) Coved ceiling with strip light, dual aspect with double glazed windows to front and rear, base units with inset sink and drainer and worktop over, space for under worktop appliance, space for upright fridge or freezer, part tiled walls, tiled floor, radiator with thermostat control, storage cupboard with shelving, glazed door leading to the rear garden.

FIRST FLOOR LANDING Textured ceiling with pendant light point, access to loft space, picture rails, cupboard housing the boiler, further storage cupboard with shelving. Doors to

BEDROOM ONE - 6.02m x 3.71m (19'9" x 12'2") Pendant light point, picture rails, double glazed window to rear aspect, radiator with thermostat control, full width double glazed windows to front with far reaching sea views across the bay.



BEDROOM TWO - 3.51m x 1.75m (11'6" x 5'9") Pendant light point, picture rails, double glazed window to front aspect with sea views across the bay, radiator with thermostat control.

BEDROOM THREE - 3.07m x 2.44m (10'1" x 8'0" max) Pendant light point, picture rails, double glazed to front with sea views across the bay, radiator with thermostat control.

SHOWER ROOM/WC - 2.64m x 1.63m (8'8" max x 5'4" max) Textured ceiling with light point, UPVC obscure glazed window. Comprising shower cubicle, electric shower, pedestal wash hand basin, close coupled W.C, radiator with thermostat control, tiled walls.

OUTSIDE

FRONT At the front of the property is a large gravel driveway providing off-road parking for 8 to 10 vehicles with rockery border to one side, enclosed by timber fence and with an ornamental garden to one corner.

REAR To the rear of the property is a large garden mainly lead to lawn and enclosed by timber fence and sloping to the rear boundary. There is an area of garden beyond the timber fence which is currently uncultivated. From the dining room and rear porch is a raised sun terrace with wrought iron railings and enjoying a south-westerly aspect. There are two block-built stores with light and power and a further block-built store which was formally a dog kennel. Outside lights. Outside tap. Gated side access.



Age: 1930s' (unverified)	Stamp Duty:* £8,750 at asking price
Council Tax Band: D	Tenure: Freehold
EPC Rating: E	
Services – Mains gas, electric and water. Septic tank for sewerage	
Electric Meter Position: Cupboard in utility	Gas Meter Position: Outside front
Boiler Position: Cupboard on landing - combi	Water: Meter
Loft: Insulated	Rear Garden Facing: West
Total Floor Area: Approx 123 sqm	Square foot: Approx 1323

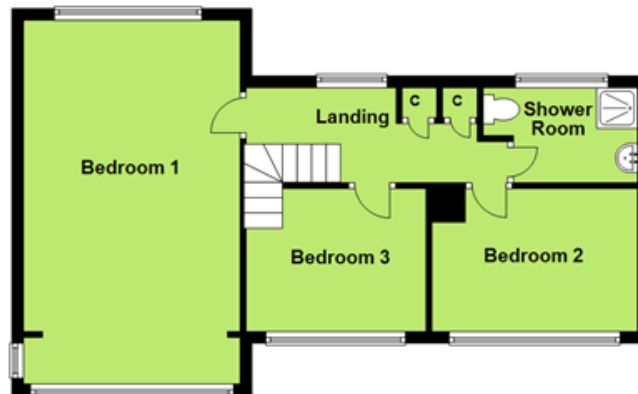
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Ground Floor



First Floor



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