



**Taylor's**  
sales & lettings

Guide Price £290,000 - £300,000

Marldon Road,  
Paignton, TQ3 3NS

A beautifully presented four bedroom family home offering spacious and versatile accommodation, enjoying stunning panoramic sea views across the bay. The property features a welcoming entrance hallway, an impressive living room, a separate dining room, a generous kitchen/breakfast room, four well proportioned bedrooms including a principal bedroom with en-suite, a modern family bathroom, a sunny and low maintenance rear garden, and off road parking. Ideally positioned within easy reach of Paignton town centre, well regarded schools, local shops, bus routes, the ring road and an array of everyday amenities.





**INNER PORCH** A uPVC double glazed front door opens into a welcoming inner porch featuring original tiled flooring, a cupboard housing the consumer unit, and a secondary door leading into the main entrance hallway.

**ENTRANCE HALLWAY** A wide and inviting entrance hallway with doors leading to the adjoining ground floor rooms, stairs rising to the first floor with a handy under stairs nook ideal for shoes and coat storage, a deep fitted storage cupboard, decorative wall panelling, overhead lighting, and a gas central heating radiator.

**LIVING ROOM** A bright and spacious living room positioned to the front of the property, enjoying stunning sea views across the bay and towards Thatcher Rock, Torquay. This beautifully presented room features a charming log burning stove with a slate hearth, bespoke fitted shelving and cupboards within the alcoves, a large uPVC double glazed bay window, and a gas central heating radiator.

**DINING ROOM** A stylish and generously proportioned dining room, ideal for entertaining featuring a bespoke built in bar complete with wine rack and storage cupboards, an additional built in storage cupboard, and ample space for a 6/8seater dining table. uPVC double glazed French doors open directly onto the sun deck, while a gas central heating radiator completes the room.

**KITCHEN** A spacious and well appointed kitchen fitted with a comprehensive range of wall, base and drawer units, including large pull out larder storage. The kitchen benefits from a stainless steel sink and drainer, an integrated double oven with grill, a four ring gas hob with extractor hood above, an integrated dishwasher, and space and plumbing for both a washing machine and fridge freezer. There is also ample space for a breakfast table, making this an ideal everyday family space. uPVC double glazed sliding patio doors open onto the rear garden, with an additional uPVC double glazed window providing plenty of natural light.

## FIRST FLOOR

**BEDROOM TWO** A generous double bedroom positioned at the front of the property, enjoying breathtaking sea views across the bay. Features include a bespoke bay window seat with built in storage beneath, perfect for relaxing and taking in the outlook, a beautifully restored cast iron fireplace, matching bespoke fitted wardrobes, a uPVC double glazed bay window, and a gas central heating radiator.

**BEDROOM THREE** A further spacious double bedroom overlooking the rear garden, offering ample space for bedroom furnishings, a uPVC double glazed window, and a gas central heating radiator.

**BEDROOM FOUR** A well proportioned fourth bedroom, currently utilised as a home office, fitted with a custom made built in desk, drawers and shelving. A uPVC double glazed window captures the beautiful sea views and gas central heating radiator.



**FAMILY BATHROOM** A spacious family bathroom comprising a low level WC, wall hung wash hand basin, corner panelled Jacuzzi bath, and a separate corner shower enclosure. Complemented by tiled walls, a uPVC obscure double glazed window, and a chrome heated towel rail.

## SECOND FLOOR

**BEDROOM ONE** An impressive principal bedroom occupying the entire second floor, boasting spectacular panoramic sea views across the bay. Offering generous space for a range of bedroom furnishings, the room also benefits from Velux windows, a gas central heating radiator, and direct access to the en-suite shower room.

**EN-SUITE** A three piece suite comprising a low level WC, wall hung wash hand basin, and shower enclosure. Velux window providing natural light.

## OUTSIDE

**REAR GARDEN** A beautifully maintained, south west facing rear garden enjoying sunshine throughout much of the day. Immediately adjoining the kitchen and dining room is a generous sun terrace, perfect for alfresco dining and entertaining. Steps rise to a further patio and an artificial lawn, creating a low maintenance outdoor space. The garden also provides access to the driveway and features a block built workshop with power and lighting making this an ideal workspace, together with an external tap and outdoor power points.

**OFF ROAD PARKING** The property benefits from off road parking for two vehicles.

Address 'Marldon Road, Paignton, TQ3 3NS'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '70 | C'

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