

The Accommodation

- ENTRANCE PORCH
- SHOWER ROOM/W.C.
- LOUNGE
- DINING ROOM/BEDROOM 3
- KITCHEN
- MASTER BEDROOM WITH EN-SUITE BATHROOM, DRESSING AREA AND OCCASIONAL BEDROOM/STUDY
- FURTHER DOUBLE BEDROOM
- FURTHER SHOWER ROOM/W.C.
- UTILITY ROOM
- DRIVEWAY PARKING FOR SEVERAL VEHICLES
- GARAGE
- LARGE SOUTHERLY FACING GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OPEN VIEWS OVER THE SURROUNDING AREA.



Brief Description

A beautifully presented 2 or 3 bedroom detached chalet style bungalow located towards the top of Marldon Road just below the local shops and close access to the Torbay Ring Road.

The property stands on a good sized plot with driveway parking for at least 4 vehicles and benefits from a separate garage.

To the other side of the bungalow is a lovely enclosed private South facing garden mainly laid to lawn with a raised patio area, veranda, gravelled area, garden shed and some open views over the surrounding area.

Internally there is gas central heating, double glazing and is well presented.

A 2/3 Bedroom Detached Chalet Bungalow Standing on a Good Sized Plot with Large Gardens, Driveway Parking, a Garage and Open Views Over the Surrounding Area.

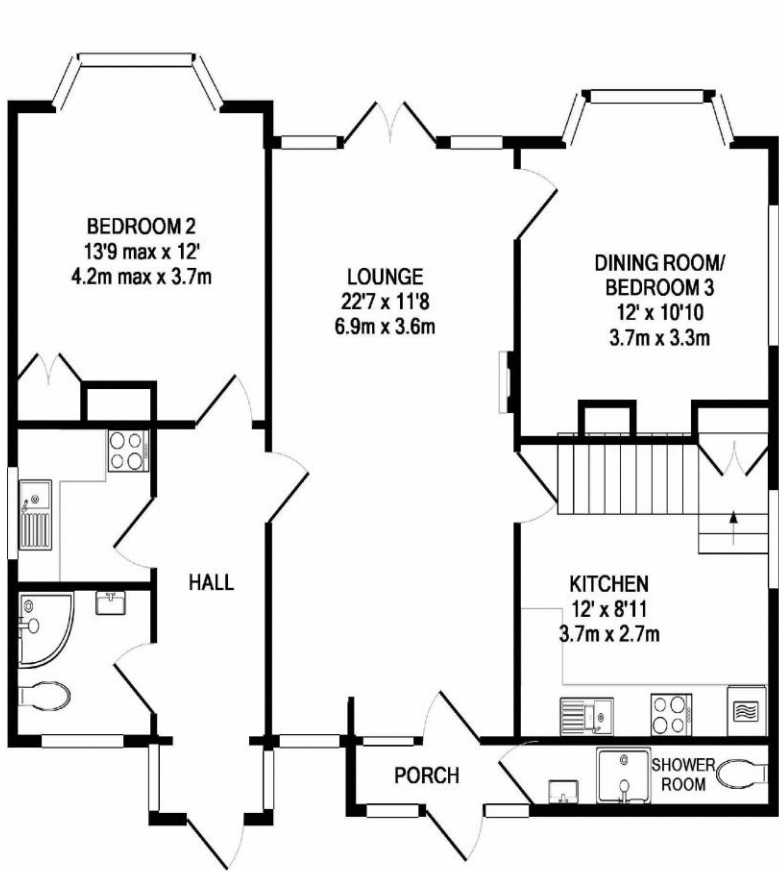


The accommodation offers a versatile layout with a master suite on the first floor with en-suite bathroom and walk-in dressing area with and additional study or occasional bedroom.

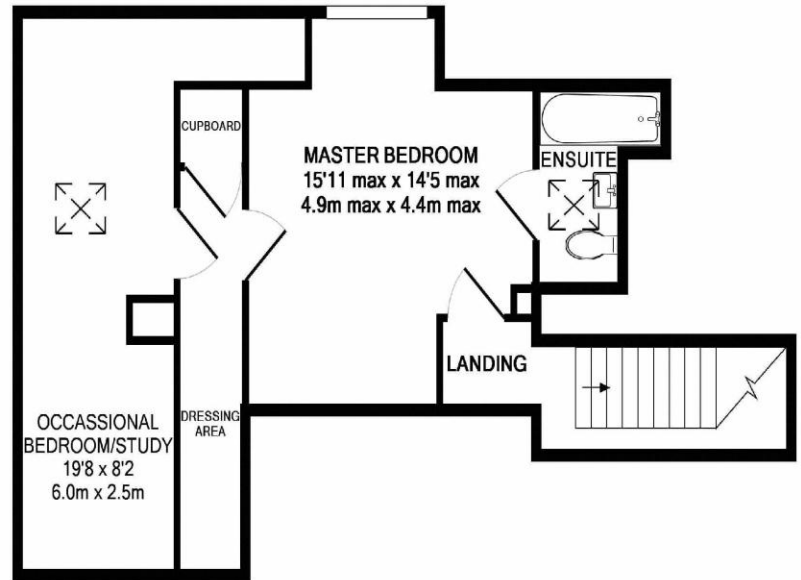
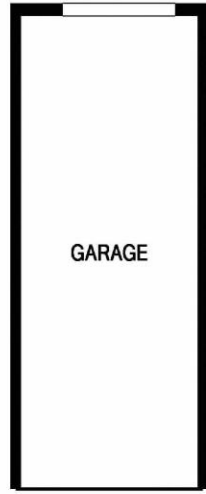
The ground floor is currently arranged as 2 reception rooms with a well fitted kitchen with built-in electric hob and double oven, the remainder of the accommodation offers potential to create a 1 bedroom annexe with a current utility room, a further shower room/.W.C, and bay fronted double bedroom and a separate entrance.

Council Tax: Band D



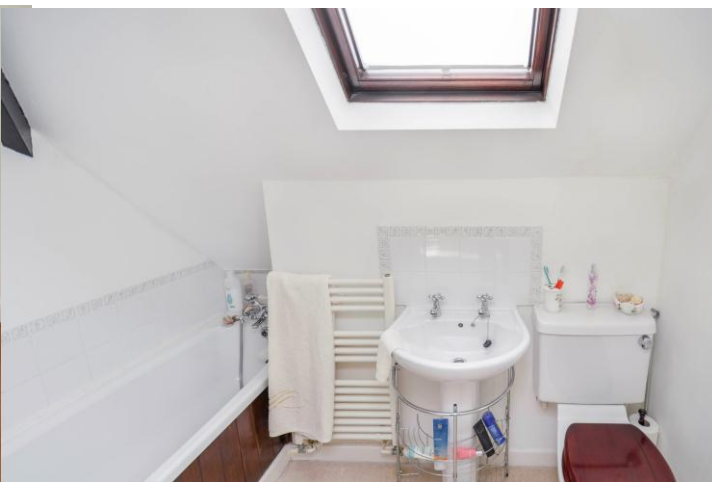


GROUND FLOOR



1ST FLOOR

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Energy Performance Certificate				HM Government	
131, Marldon Road, PAIGNTON, TQ3 3NN					
Dwelling type:	Detached bungalow		Reference number:	5843-7320-5959-5454-2902	
Date of assessment:	04 October 2017		Type of assessment:	RdSAP, existing dwelling	
Date of certificate:	04 October 2017		Total floor area:	120 m ²	
Use this document to:					
- Compare current ratings of properties to see which properties are more energy efficient					
- Find out how you can save energy and money by installing improvement measures					
Estimated energy costs of dwelling for 3 years:			£ 3,882		
Over 3 years you could save			£ 1,242		
Estimated energy costs of this home					
	Current costs	Potential costs	Potential future savings		
Lighting	£ 251 over 3 years	£ 201 over 3 years	You could save £ 1,242 over 3 years		
Heating	£ 3,204 over 3 years	£ 2,118 over 3 years			
Hot Water	£ 417 over 3 years	£ 201 over 3 years			
Totals	£ 3,882	£ 2,640			
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.					
Energy Efficiency Rating					
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.					
Top actions you can take to save money and make your home more efficient					
Recommended measures		Indicative cost	Typical savings over 3 years	Available with Green Deal	
1 Room-in-roof insulation		£1,500 - £2,700	£ 840		
2 Floor insulation (suspended floor)		£800 - £1,200	£ 252		
3 Solar water heating		£4,000 - £6,000	£ 147		
See page 3 for a full list of recommendations for this property.					
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/home-energy-information or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.					



WOODS
BRYCE BAKER

Ref: DWC0293
01803 605093

131 Marldon Road, Paignton, Devon, TQ3 3NN
£335,000 Freehold
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