

## 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.*

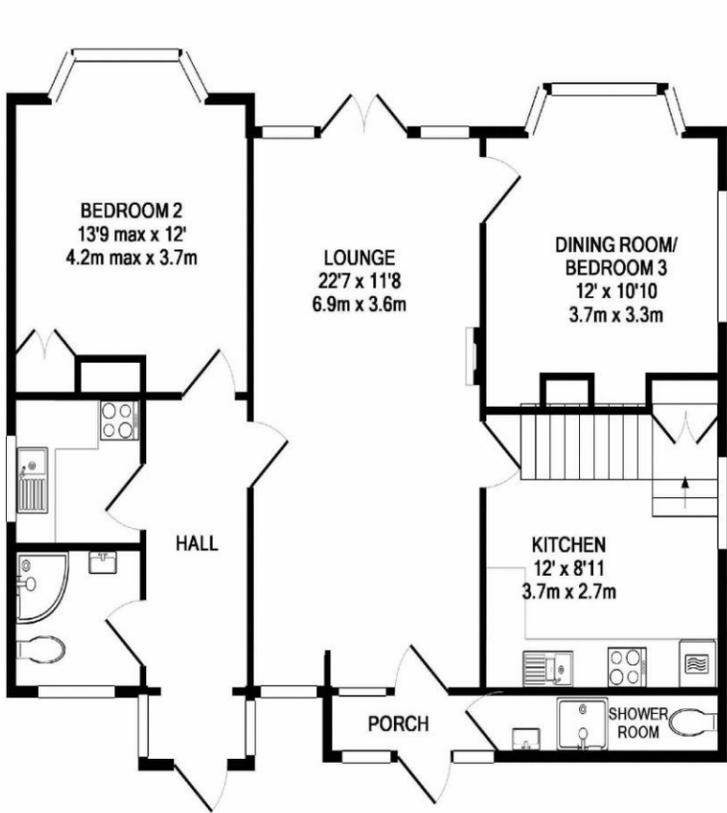


The accommodation offers a versatile layout with a master suite on the first floor with en-suite bathroom and walk-in dressing area with and additional study or occasional bedroom.

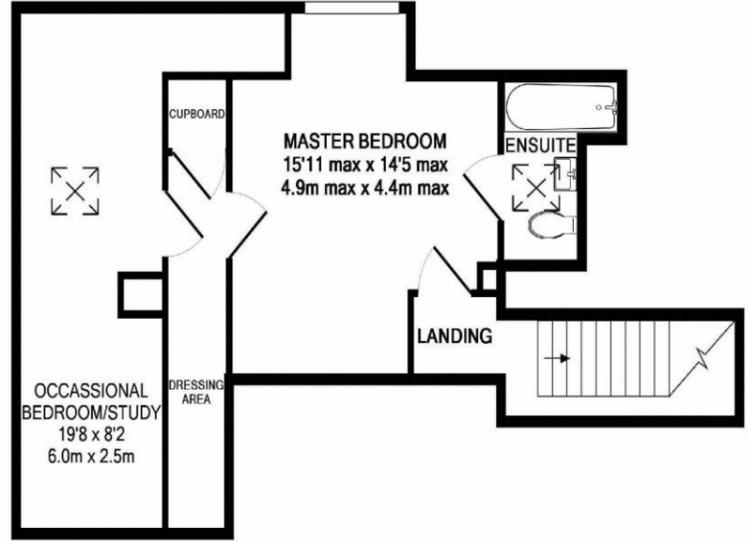
The ground floor is currently arranged as 2 reception rooms with a well fitted kitchen with built-in electric hob and double oven, the remainder of the accommodation offers potential to create a 1 bedroom annexe with a current utility room, a further shower room/.W.C, and bay fronted double bedroom and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



Estimated energy costs of dwelling for 3 years		Estimated energy costs of this home		Potential costs		Potential future savings	
Over 3 years you could save	£ 1,242	Lighting	£ 201 over 3 years	Heating	£ 2,014 over 3 years	Hot Water	£ 417 over 3 years
<b>Totals</b> £ 3,882		<b>Totals</b> £ 2,640		<b>You could save</b> £ 1,242 over 3 years			

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 840	Yes
2 Floor insulation (suspended floor)	£800 - £1,200	£ 282	Yes
3 Solar water heating	£4,000 - £6,000	£ 147	Yes



**WOODS  
BRYCE BAKER**

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