



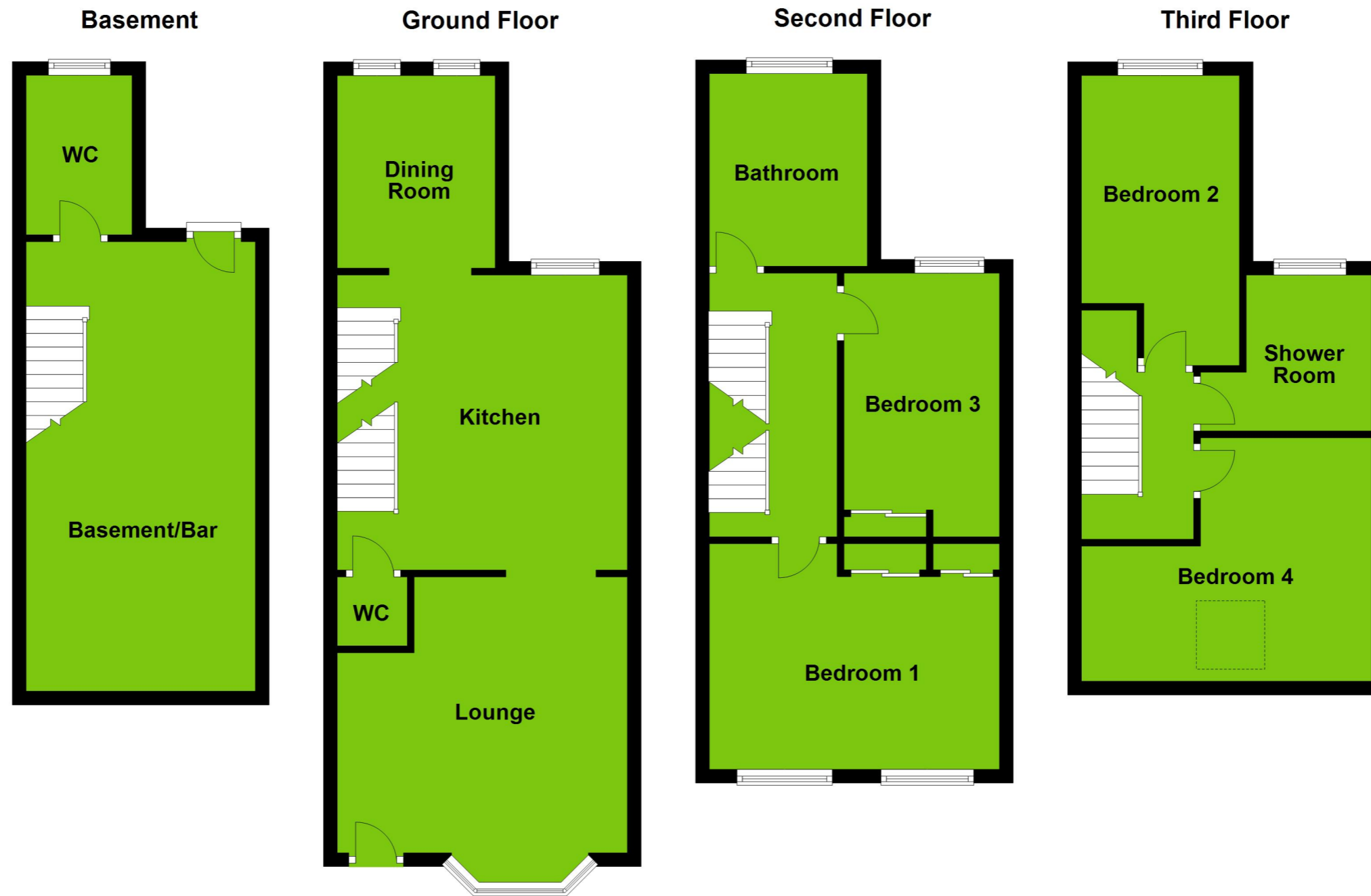
Ridgewater

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**4 Bedroom Terraced House for Sale in Marldon Road,
Paignton**

£289,950

FLOOR PLAN



DESCRIPTION

A deceptively spacious mid terraced home presented to an incredibly high standard. Internally the property has been completely remodelled and offers generous accommodation over four floors even offering a WC on each level. Accommodation comprises: lounge, kitchen, dining room, four large bedrooms, shower room and bathroom. The basement has been converted into an impressive bar/entertainment room. Externally the property offers front and rear gardens and parking to the rear. The quality of the finish internally is to an extremely high standard

LOUNGE 13' 3" x 13' 3" (4.04m x 4.04m) Bright room with UPVC double glazed bay window to the front, laminate wood effect flooring, wall-mounted feature electric fire and wall-mounted electric consumer unit.

KITCHEN 14' 2" x 13' 11" (4.32m x 4.24m) Continuation of laminate wood effect flooring, inset spotlights, matching wall base and drawer units in grey high gloss finish and matching work surfaces, inset ceramic sink and matching drainer, built in dishwasher, fridge freezer, Bosch and indesit eye level ovens, UPVC double glazed window to the rear aspect, central island with built in four ring hob and integrated wine cooler, oversized work surface providing seating for four, stairs lead down to basement/bar, opening to:

DINING ROOM 7' 6" x 9' 3" (2.29m x 2.82m) Double aspect with UPVC double glazed window to the side and rear, radiator, wall-mounted combination boiler controlling the central heating system.

WC 3' 3" x 3' 4" (0.99m x 1.02m) Low level WC with push button flush, wall hung hand wash basin and laminate wood effect flooring.

BASEMENT/BAR 11' 0" x 21' 7" (3.35m x 6.58m) This large area has been completely remodelled into a full bar/entertainment space, laminate wood effect flooring, L shaped bar, four gas powered pumps. Several electric power points for fridges/ juke box etc, UPVC double glazed door giving access to the rear garden.

WC 7' 8" x 5' 1" (2.34m x 1.55m) Low level close couple WC with push button flush, hand wash basin, radiator, laminate flooring, inset ceiling spotlights.

FIRST FLOOR LANDING Doors to bedroom one, three and bathroom, door to stairs leading to the second floor, ceiling light points.

BEDROOM ONE 10' 10" x 13' 4" (3.3m x 4.06m) Double bedroom, UPVC double glazed windows to the front aspect, radiator, ceiling light point, smooth finish Ceiling, TV aerial point, electric wall mounted touchscreen panel heater, built in wardrobe with sliding door, hanging rail and shelving, LED pelmet lighting.

BEDROOM THREE 7' 8" x 12' 8" (2.34m x 3.86m) Double bedroom, ceiling light point, smooth finish ceiling, radiator, UPVC double glazed window to the rear aspect, built in wardrobes with sliding glass fronted doors with hanging rail and shelving.

BATHROOM 9' 1" x 7' 4" (2.77m x 2.24m) Beautifully fitted white suite comprising low-level close couple WC with push button flush, wall hung hand wash basin with centralized monoblock mixer tap, freestanding bath with centralized monoblock fountain tap, walk in shower with glass shower screen, multi action rain shower off mains, heated towel rail, laminate wood effect flooring, aqua panels to the wall and ceiling, inset ceiling spotlights.

SECOND FLOOR LANDING Laminate wood effect flooring, inset ceiling spotlights, smooth finish ceiling, smoke detector, doors to bedrooms four, two and the shower room.

BEDROOM TWO 13' 10" (decreasing to 12' 7") x 6' 11" (4.22m x 2.11m) Double bedroom, inset ceiling spotlights, smooth finish ceilings, UPVC double glazed window to the rear aspect, radiator, laminate wood effect flooring, TV aerial point.

BEDROOM FOUR 6' 9" (increasing to 12' 11") x 11' 6" (2.06m x 3.51m) Double bedroom, inset ceiling spotlights, smooth finish ceiling, smoke detector, Velux window, radiator, laminate wood effect flooring, storage in the eaves, slightly limited head height to front aspect.

SHOWER ROOM 6' 8" x 7' 6" (2.03m x 2.29m) Three piece matching white suite comprising low-level close coupled WC with push button flush, pedestal hand wash basin with monoblock mixer tap, corner shower with glass screen, rain shower off mains, extractor fan, inset ceiling spotlight, smooth finish ceiling, radiator, laminate wood effect flooring, obscured UPVC double glazed window to the rear aspect.

FRONT Low level brick wall with wrought iron gate, courtyard garden laid with gravel, concrete path leading to UPVC double glazed front door

REAR Concrete path from basement/bar opens to two separate decked areas offering seating areas, electric power points and heating, large gazebo which can be enclosed in the evening offering great all year around entertaining space, fully enclosed with walls to boundaries and timber gate giving access to:

PARKING Hard standing concrete area providing off-road parking for two vehicles, this can be accessed via Cherry Lane off Marlton Road

EPC D

COUNCIL TAX B

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PHOTOS





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