



**MARLDON RD, SHIPHAY, TORQUAY, TQ2
7EH**

ASKING PRICE £350,000





• **FOUR/FIVE DOUBLE BEDROOMS • KITCHEN • SPACIOUS LOUNGE • DINING ROOM • SINGLE GARAGE WITH POWER & LIGHT • PARKING FOR SEVERAL CARS • STUNNING GARDEN • WORKSHOP WITH POWER & LIGHT • GAS CENTRAL HEATING & DOUBLE GLAZING • CLOSE TO GRAMMAR SCHOOLS**

LOCATION

A VERY SUBSTANTIAL FOUR/FIVE DOUBLE BEDROOM CHALET BUNGALOW IDEALLY SITUATED CLOSE TO THE GRAMMAR SCHOOLS AND OFFERING EASY ACCESS TO THE RING ROAD.

ACCOMMODATION

THIS HOME IDEALLY SUITS A LARGE OR MULTI-GENERATIONAL FAMILY OFFERING GOOD PRIVACY ROOM TO ROOM.

ACCESS IS VIA THE KITCHEN AT THE FRONT OR VIA A MORE FORMAL ENTRANCE TOWARDS THE REAR. THE HALLWAY FEEDS INTO THE LOUNGE, KITCHEN, DINING ROOM (POSSIBLE DOUBLE BEDROOM FIVE) AND FAMILY BATHROOM. THERE ARE STAIRS UP TO THE LOFT AREA WHERE THERE ARE ALSO TWO DOUBLE BEDROOMS.

THE LOUNGE IS SPACIOUS, ENJOYING A LOVELY VIEW OVER THE EXTENSIVELY LANDSCAPED REAR GARDEN. THE ORIGINAL CHIMNEY BREAST IS STILL IN SITU WITH A FITTED GAS FIRE. STEPS FROM HERE LEAD DOWN INTO A SELF CONTAINED BEDROOM SUITE THAT INCLUDES A DOUBLE BEDROOM AND ADJOINING SHOWER ROOM, A CASEMENT DOOR FROM THE EN-SUITE OPENS INTO THE REAR GARDEN. THIS AREA IS A IDEAL SPACE FOR A VERY PRIVATE GUEST SUITE OR GRANNY FLAT.

THE KITCHEN IS A GOOD SIZE WITH ROOM FOR A DINING SET AND WITH A RANGE OF COTTAGE STYLE

PINE CUPBOARDS. THE SINK UNIT IS RECESSED INTO A BAY WINDOW AREA OFFERING GOOD NATURAL LIGHT. THERE'S ROOM HERE FOR A RANGE STYLE GAS AND ELECTRIC OVEN SET UP.

THIS HOME FEATURES GAS FIRED CENTRAL HEATING THROUGHOUT, AND FULL UPVC DOUBLE GLAZING. IT WANTS FOR NOTHING BUT A NEW OWNER, SOMEONE LOOKING TO ADD THEIR OWN DECOR TO FULLY REALISE ITS POTENTIAL. THERE IS ALSO GREAT INCOME POTENTIAL AVAILABLE HERE, WITH JUST A FEW MINOR ALTERATIONS (SUBJECT TO NECESSARY PLANNING CONSENTS).

THERE IS A SOLAR SYSTEM IN PLACE WITH A GENEROUS FEED IN TARIFF, TYPICALLY PAID EACH TIME A READING IS SUBMITTED.

OUTSIDE

OUTSIDE SEES AN ASPHALT DRIVEWAY OFFERING STANDING FOR TWO VEHICLES IN FRONT OF THE SINGLE GARAGE (WITH POWER AND LIGHT) AND A FURTHER GRANITE CHIPPED AREA OFFERING CAR STANDING FOR SEVERAL VEHICLES. THE REAR GARDEN IS SPECTACULAR, MOSTLY LEVEL AND DIVIDED INTO ENTERTAINMENT AREAS PLUS A VERY SUBSTANTIAL KOI POND WITH FULL FILTRATION SYSTEM. AT THE BOTTOM OF THE GARDEN IS A VERY LARGE MULTI-ROOM WORKSHOP, AGAIN WITH FULL POWER AND LIGHT.



ROAD MAP



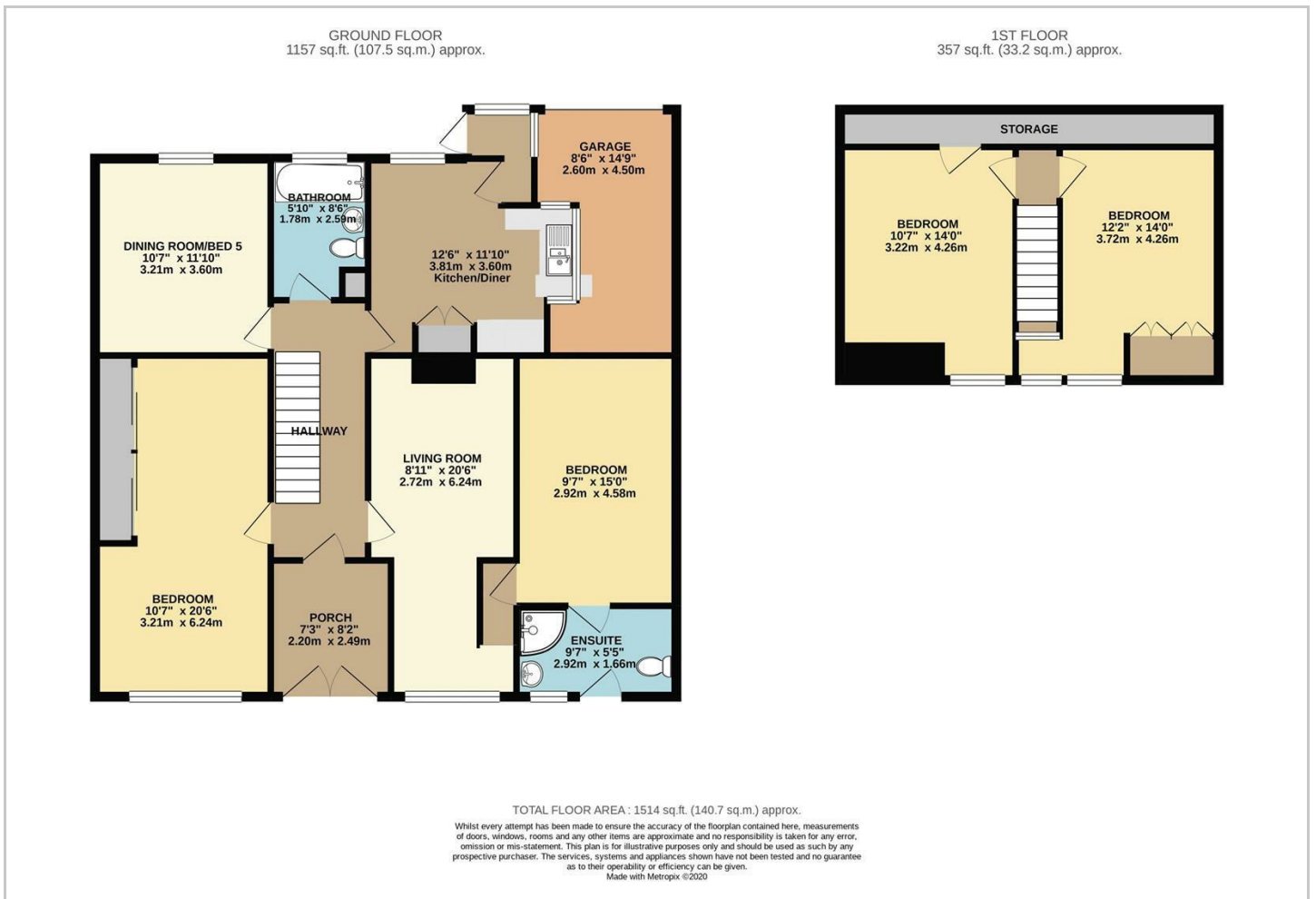
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND D

VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING APPOINTMENT FOR THIS PROPERTY OR REQUIRE FURTHER INFORMATION.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY. CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT THE PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.

ENERGY EFFICIENCY GRAPH

