



Ipplepen road | Marldon | TQ3 1SJ

Asking Price Of £330,000

A small development of six town houses in the highly sought after village of Marldon with local schools, shops and bus services. This is the first phase of 3, two bedroom houses completed to an exceptionally high standard, located in the original centre of Marldon. The properties benefit from stunning countryside views, spacious living accommodation, energy saving design with underfloor heating from heat pump. uPVC double glazing, integrated kitchens etc. Outside are patio gardens and parking for two cars.

- BRAND NEW TWO BEDROOM HOUSES PHASE 1
- EXCEPTIONAL BUILD QUALITY
- FITTED TO A HIGH STANDARD
- UNDERFLOOR HEATING
- TWO PARKING SPACES AND PATIO GARDENS

Composite front door to:-

HALLWAY Doors to:-

BEDROOM ONE - 3.4m x 3.1m (11'1" x 10'2") uPVC double glazing. Lovely countryside views. Underfloor heating.

BEDROOM TWO - 2.9m x 2.9m (9'6" x 9'6") uPVC double glazing. Underfloor heating. uPVC window and door onto useful outside storage area.

BATHROOM Quality suite comprising shower bath with mains shower. Vanity wash hand basin, close coupled WC and tiling. Extractor fan, uPVC double glazing and spot lighting. Underfloor heating.

FIRST FLOOR LANDING Stairs two second floor and doors to:-

KITCHEN/DINER/SNUG - 7.4m x 4.8m max (24'3" x 15'8")

KITCHEN AREA Range of quality newly installed units comprising 1.5 bowl sink unit with cupboards below; adjoining work tops with range of cupboards and drawers under. Further base units with cupboards over. Built in Bosch electric hob with oven and grill under. Concealed dishwasher and fridge/freezer. Plumbing for washing machine. Double French doors onto patio. uPVC double glazed windows, spot lighting and underfloor heating opening onto:-



DINING AREA Vaulted ceiling. Stunning countryside views.

SNUG AREA Continuation of vaulted ceiling. French uPVC doors. Underfloor heating. Same stunning countryside view.

LOUNGE - 4.7m x 4m max (15'5" x 13'1") (Stairs from landing) Vaulted ceiling and mezzanine overlooking snug below. Central heating radiator. uPVC double glazing.

OUTSIDE Parking for two cars. Small garden area to the front. Patio garden to the rear.

AGENTS NOTE There are minor differences between plot 4/5/6. Measurements should be checked once your individual plot is confirmed.

Address 'Ipplepen road, Marldon, TQ3 1SJ'

Tenure 'Freehold'

Council Tax Band 'TBC'

EPC Rating 'TBC'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.