



Ipplepen road | Marldon | TQ3 1SJ

Asking Price Of £236,250

A small development of six contemporary architect design houses. Plot 5 represents a spacious two bedroom, two reception house with parking and south facing patio garden. As the developers contribution towards social/affordable housing, the property is being sold with a 25% discount applied. Eligible buyers must have a connection through either living or working locally or a close family connection. Household incomes must be below £80,000 to qualify.

- BRAND NEW TWO BEDROOM HOUSES
- SEMI RURAL LOCATION IN MARLDON
- EXCEPTIONAL BUILD QUALITY
- PARKING AND PATIO GARDENS
- UNDERFLOOR HEATING
- PHASE 1 + 2

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 to 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:-

Address 'Ippepen road, Marldon, TQ3 1SJ'

Tenure 'Freehold'

Council Tax Band 'TBC'

EPC Rating 'TBC'

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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 In order to fit the eligibility for purchase with 25% discount affordable dwelling. In consideration to the above, under the affordable home scheme the house will be sold with a 25% discount at £236,250. (The original valuation being £315,000). This property is currently only available to purchasers with a connection to Marldon/South Hams please contact then office for further information.

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.