



## Marldon Cross Hill | Marldon | Paignton | TQ3 1PD

A two bedroom detached bungalow, situated in a highly sought after area, in the very popular village of Marldon. The property has been well maintained with extended kitchen/breakfast room, lounge with log burning stove and two spacious bedrooms with luxury shower room. Outside are private sunny gardens with long driveway to garage. The accommodation comprises:-

Offers Over £325,000

- A TWO BEDROOM DETACHED BUNGALOW
- FAVOURED VILLAGE LOCATION
- GOOD SIZED PLOT
- PLENTY OF PARKING
- WELL MAINTAINED
- COUNTRYSIDE VIEWS

uPVC front door to:-

uPVC double glazed entrance porch. Door to:-

## HALLWAY

LOUNGE/DINER Stunning multi fuel stove. Central heating radiator. uPVC double glazing.

KITCHEN/BREAKFAST ROOM Range of replaced modern light grey coloured units comprising 1.5 bowl sink unit with cupboards below. Range of wall and base units incorporating gas hob, eye level double oven and extractor hood. Larder cupboard. Central heating radiator. uPVC double glazing. Countryside views. uPVC double glazed door to rear.

BEDROOM ONE uPVC double glazing. Central heating radiator. Built in wardrobes and countryside views.

BEDROOM TWO uPVC double glazing. Central heating radiator. Built in wardrobes.



SHOWER ROOM Luxury double shower cubicle with mains shower, vanity basin and close coupled WC. Extractor fan, uPVC double glazing and built in cupboards. Central heating radiator.

## OUTSIDE

REAR GARDEN Nicely enclosed sunny gardens. Patio area with feature pond and lawned gardens with shrub borders.

SIDE GARDEN Vegetable garden area

GARDEN SHED

GREEN HOUSE

Address 'Marldon Cross Hill, Marldon, Paignton, TQ3 1PD'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '65 | D'

## 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.