



Village Road, Marldon, TQ3 1SJ

Asking Price Of £550,00

A 3/4 bedroom detached home in the heart of the original village of Marldon. The property sits on a delightful plot and represents a 3 bedroom detached house that subject to building regulations can be converted to 4 bedrooms. The 3 upstairs bedrooms are doubles and there are open country views. Private enclosed gardens and driveway. No forward chain

- DETACHED HOUSE
- 3 BEDROOMS POTENTIAL FOR 4
- VILLAGE LOCATION
- 3 DOUBLE BEDROOMS
- PRIVATE ENCLOSED GARDENS



## **uPVC double glazed front door to:**

### **Hallway**

Large reception hallway that could be used as a study area. uPVC double glazing. Understairs storage cupboard.

**Lounge** - 4.3m x 4.2m (14'1" x 13'9")

Fireplace. uPVC double glazing. Sliding doors to:

**Conservatory** - 3m x 2.9m (9'10" x 9'6")

uPVC glazing and part brick wall.

**Kitchen/Breakfast Room** - 3.2m x 2.9m (10'5" x 9'6")

Extensive range of kitchen wall and base units incorporating gas hob and eye level oven and grill. Concealed extractor fan. Breakfast bar. Central heating radiator. Gas boiler for central heating and domestic hot water. uPVC double glazing.

**Utility Room** - 1.7m x 1.5m (5'6" x 4'11")

Work tops with appliance space. Wall cupboards. uPVC double glazing.

### **Downstairs Cloakroom**

Low level w.c. Corner wash hand basin. uPVC double glazing.

### **Inner Lobby**

Door to:

**Workshop (Potential Bedroom 4)** - 3.1m x 2.7m (10'2" x 8'10")

Would ideally convert into bedroom 4 but would require building regulations.

### **Landing**

Access to insulated loft space. uPVC double glazing.



**Bedroom One** - 4.4m x 4.1m (14'5" x 13'5")

Built in wardrobes. uPVC double glazing. Central heating radiator. Open outlook.

**Bedroom Two** - 3.2m x 3m (10'5" x 9'10")

uPVC double glazing. Central heating radiator. Open outlook.

**Bedroom Three** - 3.2m x 2.8m (10'5" x 9'2")

uPVC double glazing. Central heating radiator. Open outlook.

### **Bathroom**

Four piece bathroom comprising panelled bath. Shower cubicle. Pedestal wash hand basin. Low level w.c. uPVC double glazing. Central heating radiator.

### **Outside**

Driveway and parking from a five bar gate. Front garden lawned with side access.

### **Rear Garden**

Patio area onto lawned gardens and nicely enclosed.

### **Agents note**

Please note this property has been described as potentially 4 bedrooms however unless the workshop is converted and building regulations are sort it will remain as a 3 bedroom property.

Address Vine Cottage, Village Road,  
Marldon TQ3 1SJ

Tenure Freehold

Council Tax Band D'

EPC Rating TBC

### **Contact Details**

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