



Village Road | Marldon | TQ3 1SJ

Offers Over £450,000

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 WC. 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 . 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 'Village Road, Marldon TQ3
1SJ'

Tenure 'Freehold'

Council Tax Band 'D'

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.