



Peters Crescent, Marldon, Paignton

£399,950



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12 PETERS CRESCENT, MARLDON, PAIGNTON, TQ3 1PQ

Well-presented detached bungalow | Driveway parking | Far reaching countryside views
Mature well stocked landscapes | Front and rear gardens | Sun room | L shaped reception hall
Sitting room | Kitchen/breakfast room | Utility/rear porch | Dining room/bedroom three
Two bedrooms | Ensuite WC | Shower WC | Gas central heating | All double glazed

In the sought after village of Marldon, the property offers a well presented three-bedroom detached bungalow with far reaching countryside views. Approached from the road a driveway provides off-road parking comfortably for 2 to 3 vehicles and a paved pathway then leads through the mature and well stocked front garden to the front door. There is a well-placed sun terrace offering a raised seating area to enjoy the stunning views. Once inside, a spacious entrance porch leads to the L-shaped reception hallway with three good sized storage cupboards and doors to the accommodation which comprises a sitting room with large window to the front aspect to take in far reaching countryside views, a spacious kitchen/breakfast room, utility/rear porch, dining room/bedroom three, two double bedrooms one with an ensuite shower room/WC and there is a further shower room/WC. To the rear of the property is a mature well-stocked garden with a large patio accessed from the dining room/bedroom three, a further raised patio, garden store, garden shed and greenhouse and a gated side access. An internal inspection is highly recommended in order to appreciate the accommodation on offer, the superb countryside views and the sought after village location.

Marldon Village has the benefit of local store, post office, hairdressers, primary school, Church House Inn, Old Smokey Public House and a garage with store. The locality has easy access to the ring road and is situated within a few minutes' drive from the main Newton Abbot/Torbay bypass (which completed in 2015), providing commuting to Exeter and beyond.

Marldon is approximately 5 miles from the ancient market town of Totnes, with its Norman Castle, the lovely river Dart, a wealth of independent shops and eateries, a monthly food fair and two markets every week, together with a main line station.

The Accommodation Comprises

UPVC door to

SUN ROOM - 3.35m x 2.03m (11'0" x 6'8") Light point, uPVC double glazed windows to side and front with far reaching countryside views towards Haldon, tiled flooring, power socket, uPVC double glazed sliding doors to

RECEPTION HALL - 5.03m x 1.83m (16'6" x 6'0") Coved and textured ceiling with pendant light point, mains smoke detector, hatch to loft space, radiator, storage cupboards with shelving, electric points,

consumer unit and housing the Worcester combination condensing boiler. Doors to

SITTING ROOM - 6.5m x 3.58m (21'4" x 11'9") Coved ceiling with light points, large uPVC double glazed window to front with far reaching countryside views towards Halden Forest & Belvedere, uPVC double glazed window to side with countryside views, radiators with thermostat control, fireplace with stone surround, gas fire point, TV connection point.



KITCHEN DINER - 4.52m x 3.18m (14'10" x 10'5") Coved and textured ceiling with inset spotlights, radiator with thermostat control. Fitted kitchen comprising range of base and drawer units with roll edge work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, induction hob with extractor, built-in eyelevel electric oven, tiled surrounds, matching eyelevel cabinets and display cabinets, corner cupboard, integral fridge, integral dishwasher, mains smoke detector, uPVC double glazed door to

UTILITY/REAR PORCH - 3.91m x 1.45m (12'10" x 4'9") UPVC double glazed windows to front and sides, space and plumbing for washing machine and tumble dryer with work surfaces over, base units, space for upright fridge and freezer, tiled flooring, door to rear garden.

BEDROOM ONE - 5.31m x 2.41m (17'5" x 7'11") Coved with pendant light points and spotlight, uPVC double glazed window to rear aspect, radiator with thermostat control, obscure glazed window to front, fitted bedroom furniture comprising wardrobes, chest of drawers and bedside tables. Door to



LARGE ENSUITE SHOWER ROOM/WC Coved and textured ceiling with inset spotlights, extractor fan, uPVC double glazed window to front aspect with open outlook. Comprising large walk-in shower enclosure with glazed screen and electric shower, vanity unit with inset wash hand basin, comfort height close coupled WC, bidet, tiled walls, heated towel rails, LED heated mirror.

BEDROOM TWO - 3.66m x 3.15m (12'0" x 10'4") Coved and textured ceiling with light point, uPVC double glazed window to rear aspect, radiator with thermostat control, fitted wardrobes.

DINING ROOM/BEDROOM THREE - 3.35m x 3.18m (11'0" x 10'5") Coved and textured ceiling with light point, uPVC double glazed bifold doors leading to the rear garden, radiator with thermostat control.



SHOWER ROOM/WC Inset spotlight, extractor fan, uPVC double glazed window. Comprising shower enclosure with glazed screen and electric shower, pedestal wash hand basin, low level WC with concealed cistern, storage cabinets, heated towel rail, tiled walls, tiled floor, shaver socket.



OUTSIDE

FRONT At the front of the property is a mature landscaped garden with shallow paved steps leading to the front door. There is a terrace to the front enclosed by timber balustrade with stunning countryside views across Compton Valley towards Halden. At road level is a concrete driveway range providing off-road parking for 2 to 3 vehicles. Outside tap.

REAR To the rear of the property is a mature well stocked garden accessed from the dining room/bedroom three or the utility onto a large patio with a southerly aspect and a good degree of seclusion. The patio continues to the side of the property and rear porch and with access to a workshop with light and power. From the patio steps lead to further sections of garden with a raised patio and timber balustrade, a green house and garden store. Outside light. Outside tap.



This Floorplan is not to scale and should only be used as a guide.



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| Age: 1960s' (unverified) | Stamp Duty:* £7,497 at asking price |
| Council Tax Band: D EPC Rating: D | Tenure: Freehold |
| Services - Mains gas, electric, water & sewerage | |
| Broadband - Standard, Superfast, Ultrafast, Mobile Network – Indoor - EE voice & data limited, Three voice & data none, O2 & Vodafone voice & data likely. Outdoor – EE, Three, O2, Vodafone voice & data likely. | |
| Electric Meter Position: Rear cupboard | Gas Meter Position: Outside - front |
| Boiler Position: Hall cupboard | Water: Meter |
| Loft: Insulated, part boarded, light points. | Rear Garden Facing: South |
| Total Floor Area: approx. 86 Sqm | Square foot: approx. 925 sqft |

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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