



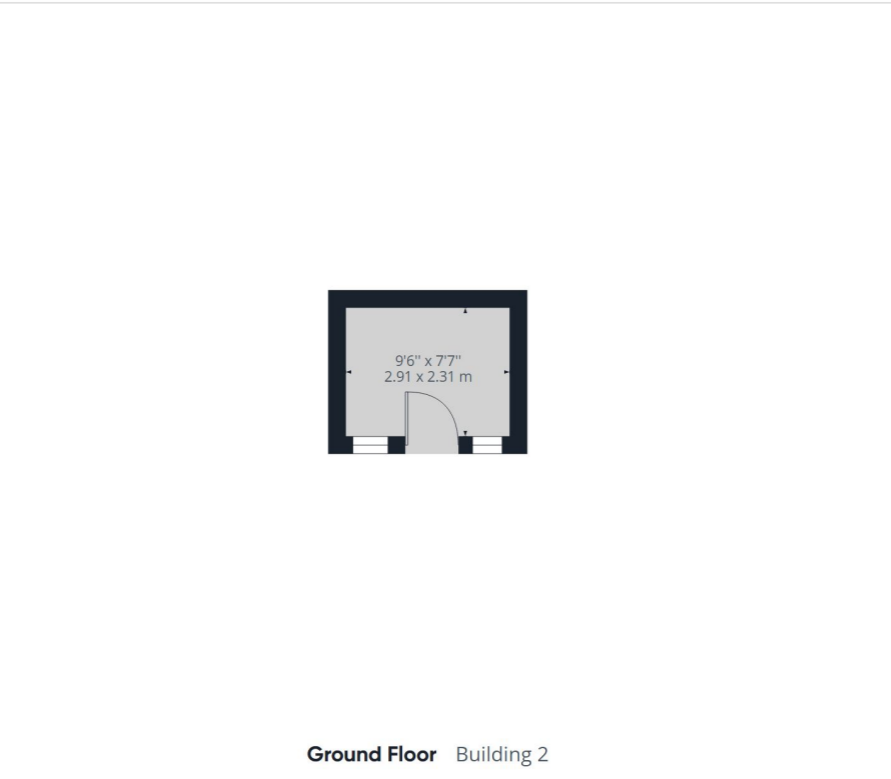
Ridgewater

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4 Bedroom Semi-Detached Bungalow for Sale in Moor View, Marldon

£325,000

FLOOR PLAN



Approximate total area⁽¹⁾
 1488.86 ft²
 138.32 m²

Reduced headroom
 40.54 ft²
 3.77 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DESCRIPTION

A four/five bedroomed Semi-detached chalet bungalow in the popular village of Marldon offered for sale with NO ONWARD CHAIN.

The property would make a fantastic family home and is also ideal for multi-generational living.

Internally the accommodation comprises of Sun Lounge entrance, entrance hall, lounge to the front of the property, kitchen, dining room, ground floor bedroom, and ground floor bathroom. Upstairs offers 4 further rooms (1 currently arranged as a second kitchen) and an additional bathroom. Externally, a driveway to the front offers off road parking for approx. 2 cars, plus a good size front garden. To the rear is an enclosed rear garden.

Internal viewing of this property which is now vacant and ready for immediate occupation is highly recommended.

Marldon Village has the benefit of a local store, primary school and Church House Inn. The locality has easy access to the ring road and only minutes drive from the main Newton Abbot/Torbay bypass.

Accommodation

Metal gates leading to driveway and front garden. Parking for 2 cars

Path to **Sunroom 7'6" x 16'3" (2.29m x 4.95m)** with upvc door and double sliding doors to front garden. Radiator. Doors to hallway and dining room.

Hallway Double glazed front door and side panel. 2 storage cupboards, one containing the house alarm system. Doors to

Lounge 14'4" x 11'10" (4.38m x 3.63m) Dual aspect with views over front garden, living flame gas fire in stone fireplace with stone plinth, 2 radiators. 2 upvc double glazed windows

Dining Room 11'11" x 11'11" (3.64m x 3.65m) 2 archways from hallway. 2 radiators, sliding door to sunroom. Sliding doors to storage cupboard. Stairs to first floor

Downstairs Bedroom 9'10" x 11'0" (3.01m x 3.59m) Radiator. Upvc double glazed window overlooking the rear garden. Sliding doors to built-in wardrobes.

Kitchen 11'10" x 10'6" (3.61m x 3.22m) with door to side and upvc double glazed window overlooking the rear garden and side. Fitted with a range of floor and wall based white units with built-in double oven unit. Roll top worktop surfaces incorporating cream sink unit with mixer tap. Tiled splashbacks. Gas central heating boiler. Built-in washing machine. Space for fridge freezer. Door to

Garden Store 9'5" x 7'6" (2.88m x 2.29m) with polycarbonate roof. Double glazed door to outside.

Downstairs Bathroom Fitted with a modern white 3 piece suite comprising a panelled bath, close couple W.C. and pedestal wash basin, fully tiled with ceramic tiled walls and floor. Chrome heated towel rail. Upvc double glazed window to rear.

Stairs from the dining room lead upto the **First Floor**

Open Room currently used as second lounge 12'4" x 11'6" (3.78m x 3.51m) (could be sectioned off to form double bedroom) with radiator, upvc double glazed window overlooking the rear garden with views across the countryside and the moors. Large eaves storage containing electric consumer unit.

Door to **Bedroom 2 11'4" x 8'7" (3.46m x 2.62m)** Double room with radiator, part sloping ceiling. Upvc double glazed window overlooking the front garden, loft hatch.

Bedroom 3 11'3" x 8'6" (3.44m x 2.61m) Double bedroom with radiator, upvc double glazed window overlooking the front garden.

Bathroom White suite comprising panelled bath, W.C. and pedestal wash basin in vanity unit. Underfloor heating. Upvc double glazed window to rear. Electric shower over the bath. Mostly tiled.

Second Kitchen/Potential Bedroom 13'9" x 8'3" (4.20m x 2.53m) currently used as a second kitchen. Upvc double glazed window to side. Fitted with a range of modern units, built in Baumatic gas hob and whirlpool electric oven. Breakfast bar

and space for fridge freezer. Radiator. Part sloped ceiling. 2 x eaves storage. 2 x loft hatches.

Outside Front garden with lawn and range of shrubs and borders. Rear garden with access from private lane, parking for 2 cars or caravan/motor home. Patio.

Green House and large storage.

Under house storage with electric consumer unit.

EPC Band - D

Council Tax Band - C South Hams District 2022/23 £1,890.97

PHOTOS





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