



Peters Crescent, Marldon

£389,950



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*In the sought after village of Marldon, the property offers a well presented three-bedroom detached bungalow with far reaching countryside views.*





# INTRODUCTION

*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.*

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 Haldon 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 ceiling 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 - 3.61m x 3.18m (11'10" 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.



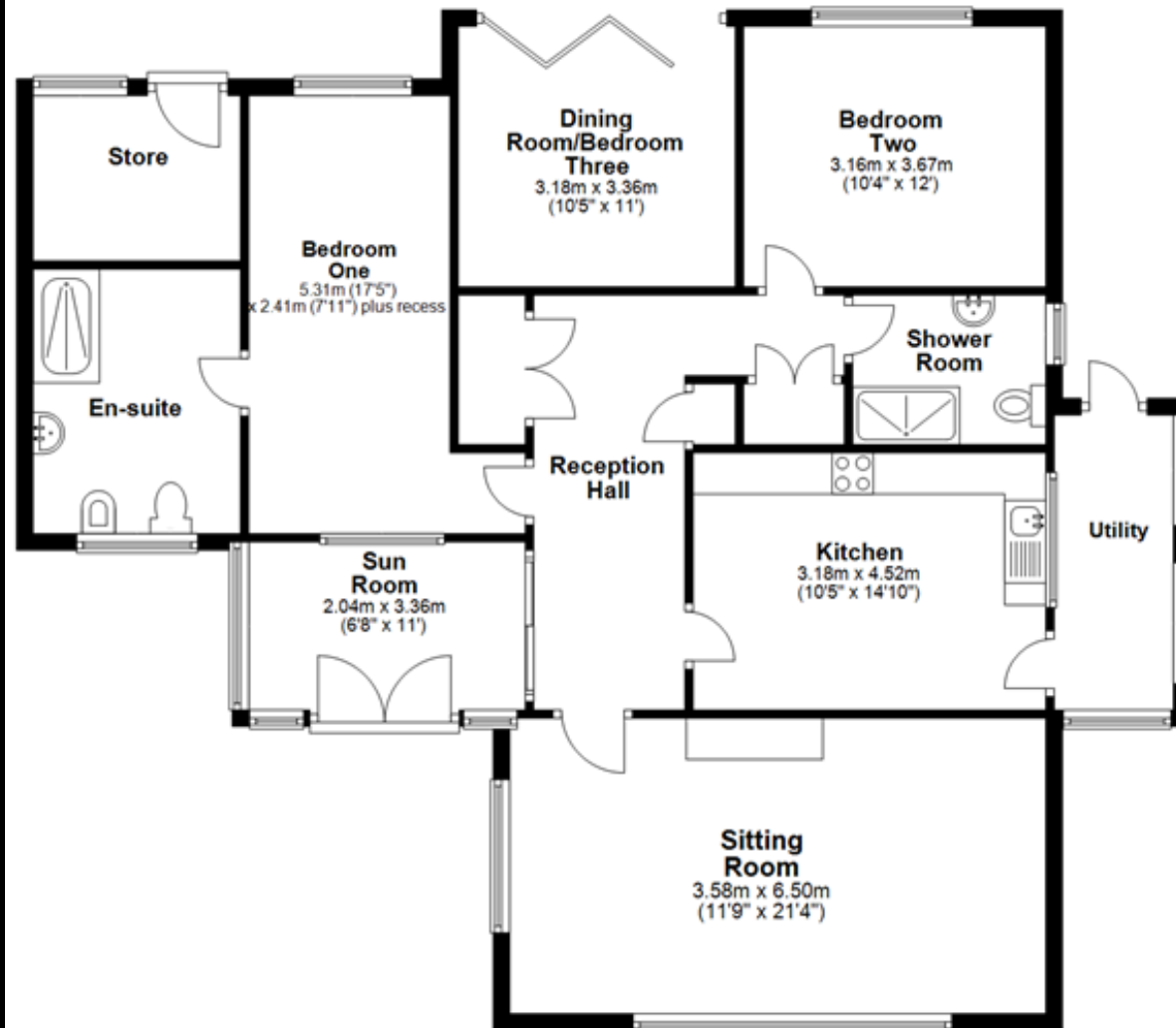
OUTSIDE FRONT At the front of the property is a mature landscaped garden with shallow paved steps leading to the front door. There is a terrace to the front enclosed by timber balustrade with stunning countryside views across Compton Valley towards Halden. At road level is a concrete driveway range providing 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 is intended as a guide only



#### USEFUL INFORMATION

- Tenure - Freehold
- Age - 1960's
- Heating - Gas central heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - Tax band D
- EPC Rating - D/65 potential - C/80
- Broadband - TBC
- Mobile - TBC

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