



Marldon Cross Hill, Marldon

Paignton

Guide Price £350,000

ABSOLUTE





## Marldon Cross Hill

Marldon, Paignton

Charming 3 bed terraced cottage in tranquil village, retaining original features incl. fireplaces. Grade II listed with modern comforts, en-suite, and spacious lounge with wood burner. Gas central heating, village views, close to school and amenities. No onward chain. Viewing highly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious grade II listed cottage, offering charm and character
- Many original features including fire places and deep window sills
- En-suite to the main bedroom
- Family bathroom
- Fitted kitchen with dining area and further fireplace
- Lovely and spacious lounge with Inglenook stone fire-place with a fitted wood burner
- Village views
- Heart of the village location close to a primary school and local amenities
- No onward chain - viewing highly recommended





# Marldon Cross Hill

Marldon, Paignton

The property is located in the sought after village of Marldon. There are many local amenities located close by including a village hall and green, a primary school, local shops and bus services. Paignton town centre is approximately 3.5 miles away and the town of Totnes is approximately 5.5 miles away. The Ring Road linking nearby towns of Torquay and Newton Abbot is also only a short drive away.

## Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

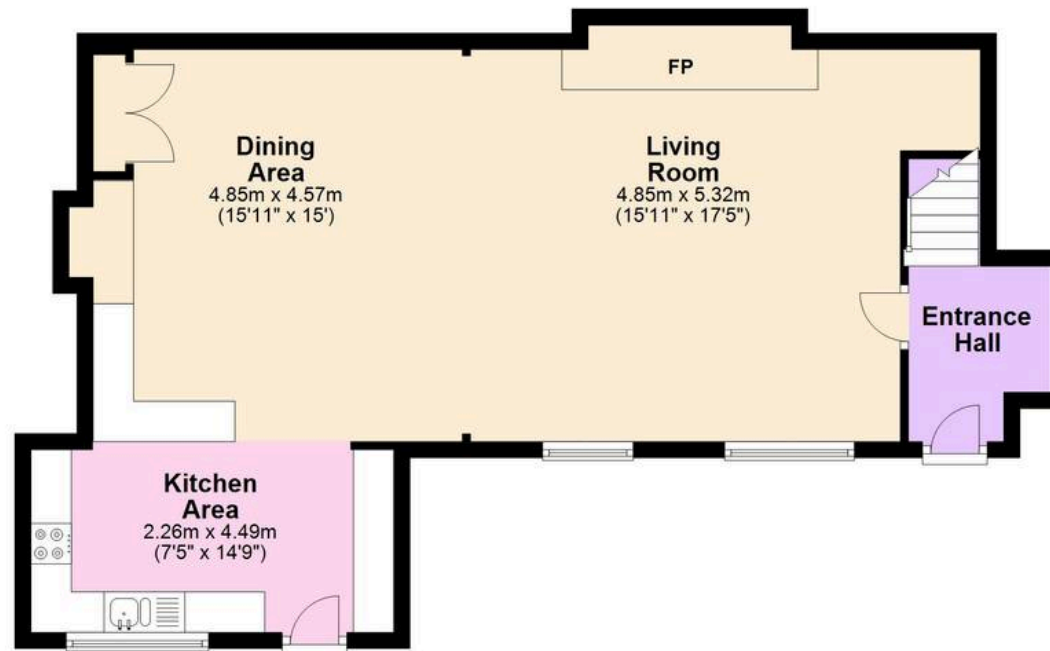
[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

<http://www.movewithabsolute.co.uk>





## Ground Floor



## First Floor



Total area: approx. 119.3 sq. metres (1284.3 sq. feet)

Approx  
Plan produced using PlanUp.

