



Moorview Crescent, Marldon

Paignton

£415,000

ABSOLUTE



Moorview Crescent

Marldon, Paignton

This well-presented 3-bedroom detached modern house was built in 2017 and is located in the highly sought-after village of Marldon. The property boasts light and airy accommodation throughout, with the main bedroom featuring an en-suite shower room. The ground floor comprises of a spacious lounge with 2 floor to ceiling windows, a modern kitchen/dining room fitted with integrated appliances including an electric oven and grill, a 5 ringed gas hob, and a fridge and freezer. There are bi-fold doors in the dining area leading to the enclosed low maintenance rear garden, perfect for entertaining guests or enjoying a quiet evening outdoors. Additionally, the property offers a downstairs cloakroom and an under-stair utility cupboard for added convenience.

The property also benefits from gas central heating and uPVC double glazing.



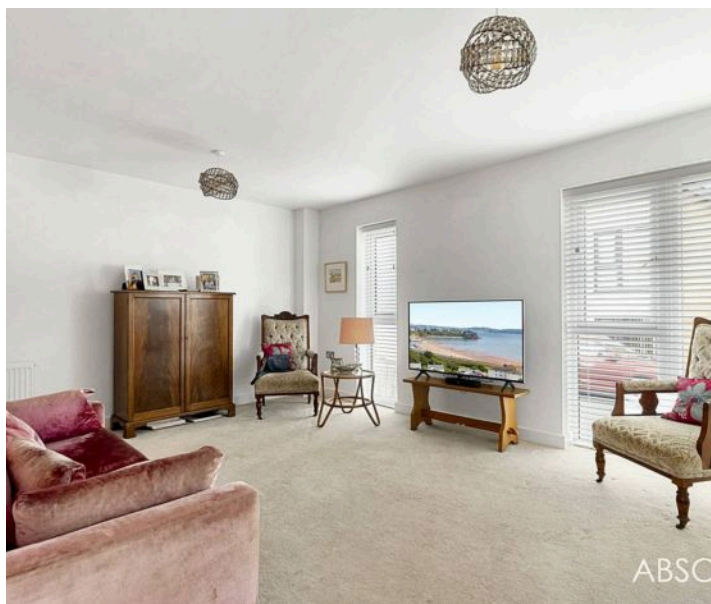
GARDEN

There is a paved pathway leading to the front door with shrubs either side and outside lighting. The enclosed rear garden comprises of a paved patio area being perfect for outside dining, beyond which a laid to lawn area. The garden is enclosed by rendered walling and panelled fencing. Benefits from two outdoor power points and garden tap.

GARAGE

Single Garage

The detached garage has a pitched roof, electric light and power and a side door giving access to the rear garden. There is a block paved driveway to the front of the garage providing car parking.



Moorview Crescent

Marldon, Paignton

Moorview Crescent is a highly desirable small development in the sought after village of Marldon. The village offers many local amenities including a primary school, local shops including a post office, 2 public houses and a fabulous children's park/play ground. The Ring Road connecting the nearby towns of Torquay, Brixham and Newton Abbot is also only a short drive away. With close proximity to A380, Totnes, Exeter and beyond. Paignton town centre and the lovely sea front is approximately 2.7 miles away and the historic and picturesque town of Totnes is about 4.6 miles. Both of these towns have train stations which link to the mainline station in Newton Abbot.

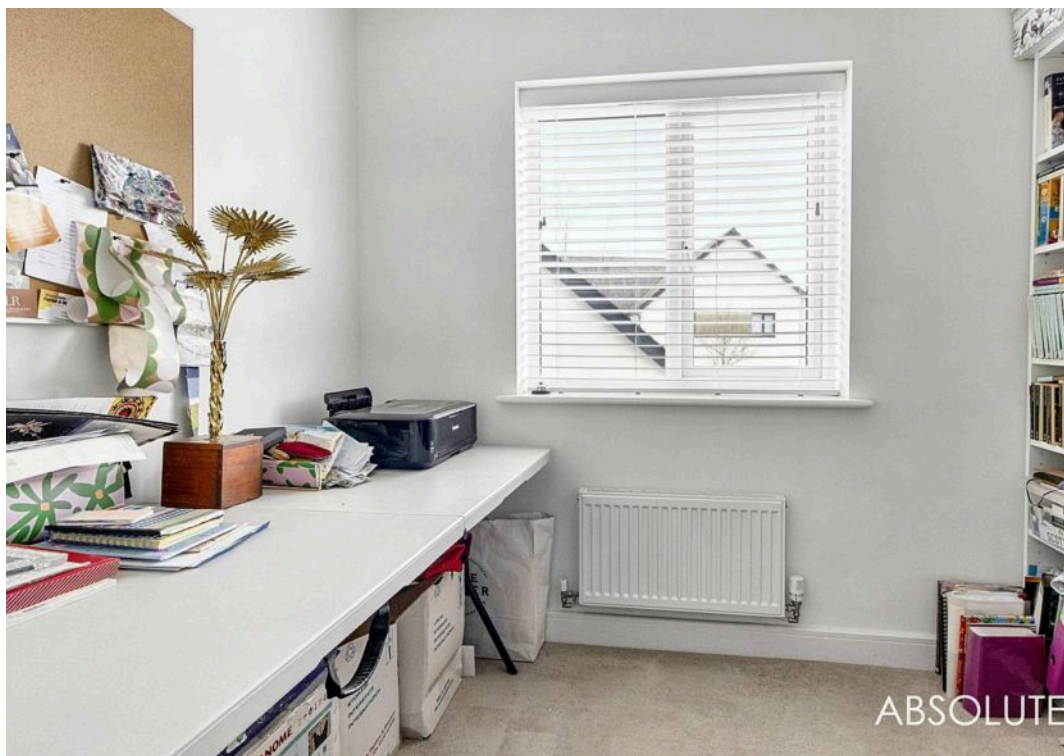
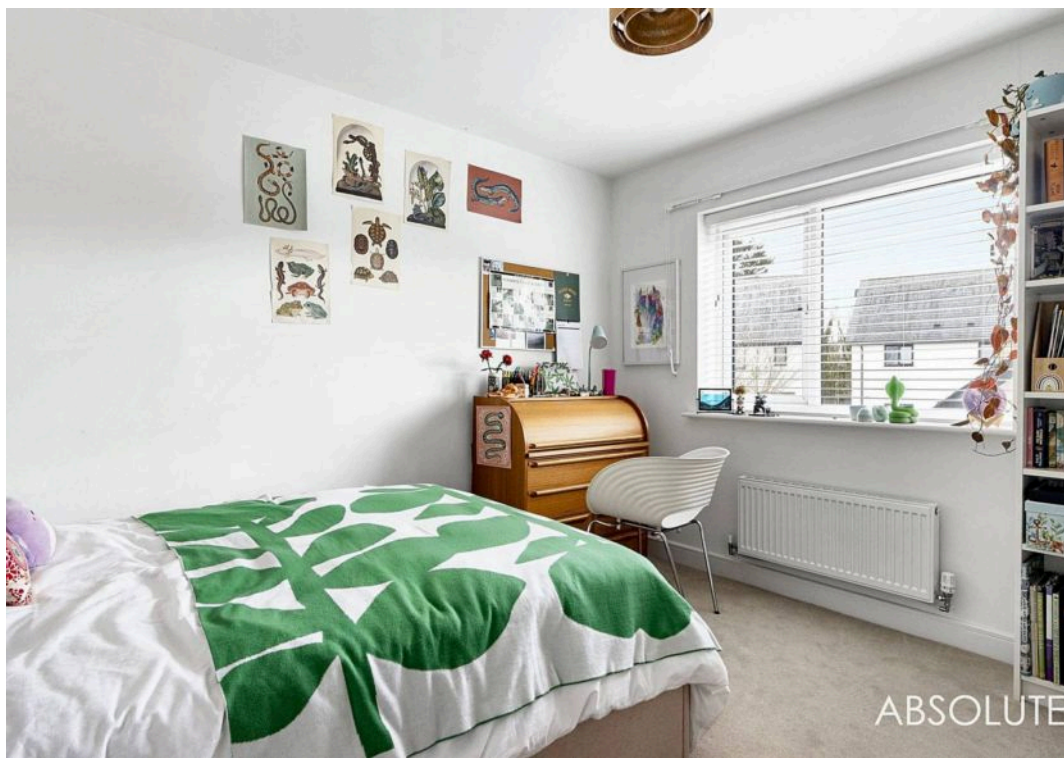
Council Tax band: D

Tenure: Freehold

- Well presented detached modern house
- 3 Bedrooms - main bedroom having an en-suite
- Highly sought after village location
- Downstairs cloakroom
- Spacious lounge
- Modern kitchen/dining room with integrated appliances and bi-fold doors
- Light and airy accommodation
- Under-stair utility cupboard
- Enclosed southerly facing low maintenance rear garden
- Detached garage & paved driveway parking

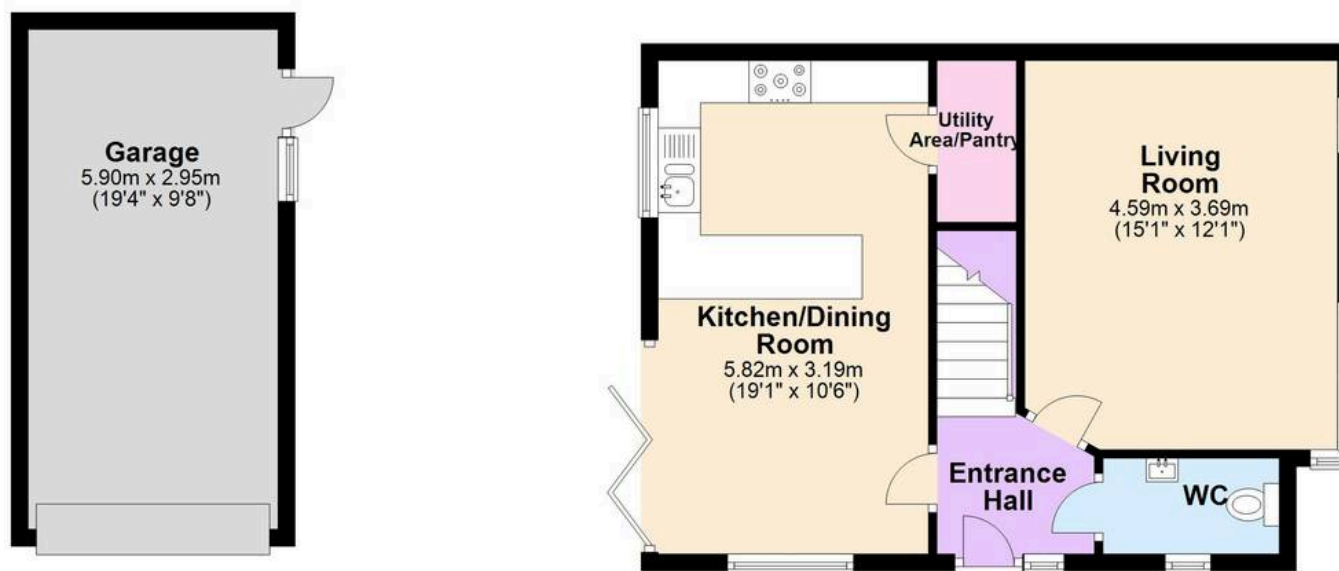






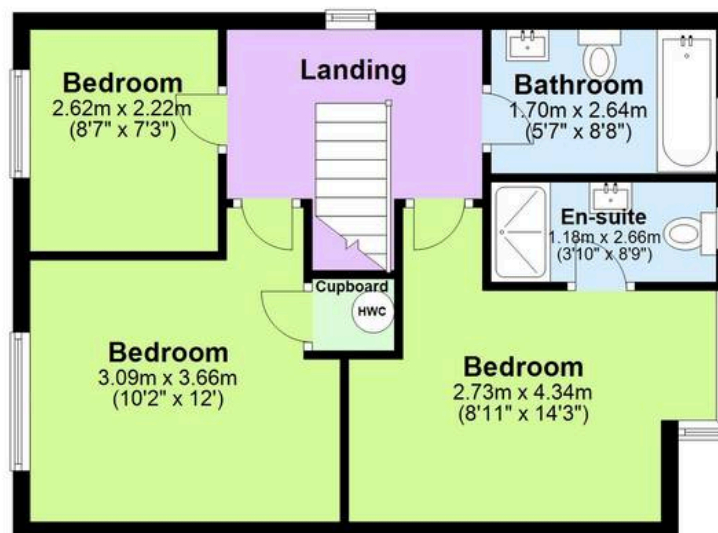
Ground Floor

Approx. 63.3 sq. metres (681.3 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



Total area: approx. 109.5 sq. metres (1179.0 sq. feet)

Approx
Plan produced using PlanUp.





Absolute Sales & Lettings

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

01803 890110

paignton@movewithabsolute.co.uk

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

