

17 MOORVIEW CRESCENT
MARLDON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



17 MOORVIEW CRESCENT

Situated in the peaceful village of Marldon, a central location for easy access to Totnes and other nearby towns with fantastic links to the dual carriageway for Exeter. Moorview Crescent is a modern detached family home offering well-presented and light-filled accommodation with three bedrooms, south-facing rear garden, driveway parking and single garage.

The ground floor accommodation comprises entrance hall with cloakroom and access to the open plan kitchen/dining room which has bi-fold doors leading out to the enclosed rear garden. From the kitchen there is utility space. Completing the ground floor is a spacious sitting room. To the first floor are two double bedrooms and a single bedroom. The master bedroom has an en-suite and a family bathroom completes the accommodation.

The rear garden is enclosed and mostly laid to lawn with a patio area, there is gated access out to the single garage and parking.

The welcoming village of Marldon offers a comprehensive range of village amenities, which include post office and village shops, public houses and a primary school. The Torbay ring road is within approximately $\frac{1}{2}$ a mile, which gives ease of access to Torbay Hospital, Newton Abbot and the A380 dual carriageway which links with the M5 near Exeter. The Medieval town of Totnes is some 5 miles away, with its extensive shopping and schooling facilities together with the mainline railway station giving direct connections to London Paddington. Blue Flag beaches are within 2.3 miles.





KEY FEATURES

- Peaceful village location
- Excellent location for access to the A380 with links to the M5, the hospital, nearby towns and beaches
- Well-presented and light-filled throughout
- Open plan kitchen/dining room
- 3 bedrooms, 2 bathrooms
- Enclosed south-facing rear garden
- Single garage and driveway parking





PROPERTY DETAILS

Property Address

17 Moorview Crescent, Marldon, Paignton, Devon, TQ3 1BR

Mileages

Totnes 5 miles Torquay 3 miles Exeter 20 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: B, Potential: A

Council Tax Band

D

Tenure

Freehold

Authority

Torbay District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

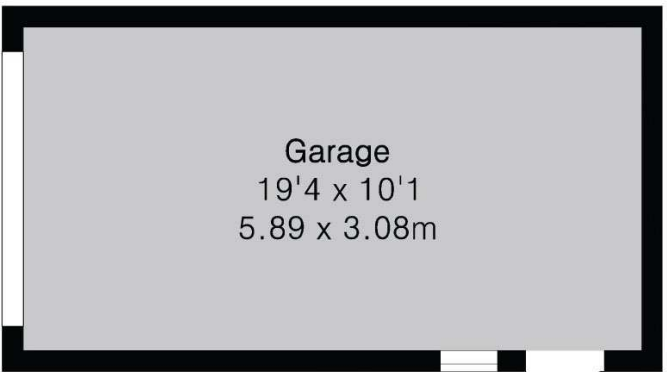
FLOORPLAN

**Approximate Gross Internal Area 990 sq ft - 92 sq m
(Excluding Garage)**

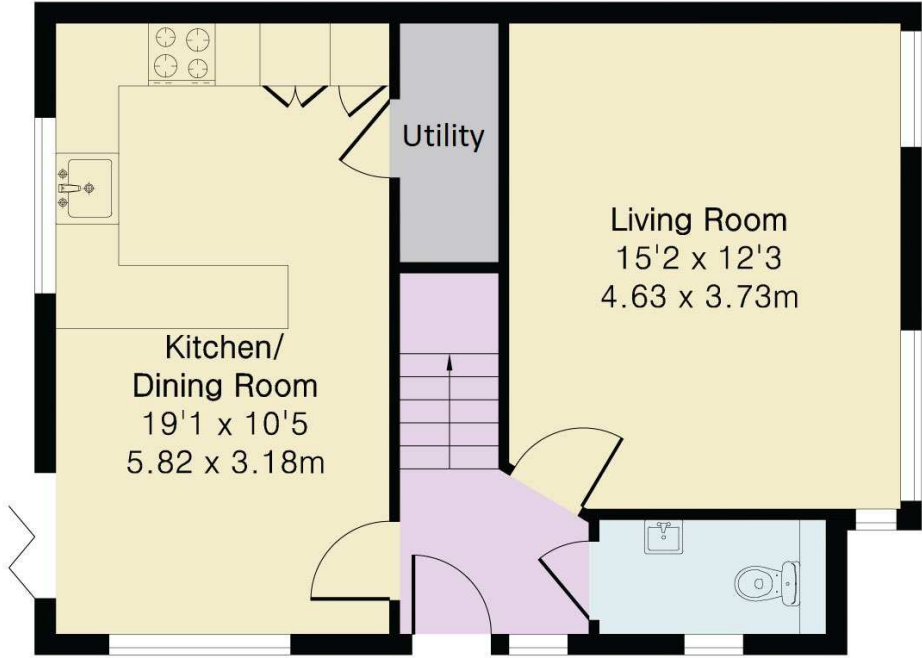
Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 495 sq ft – 46 sq m

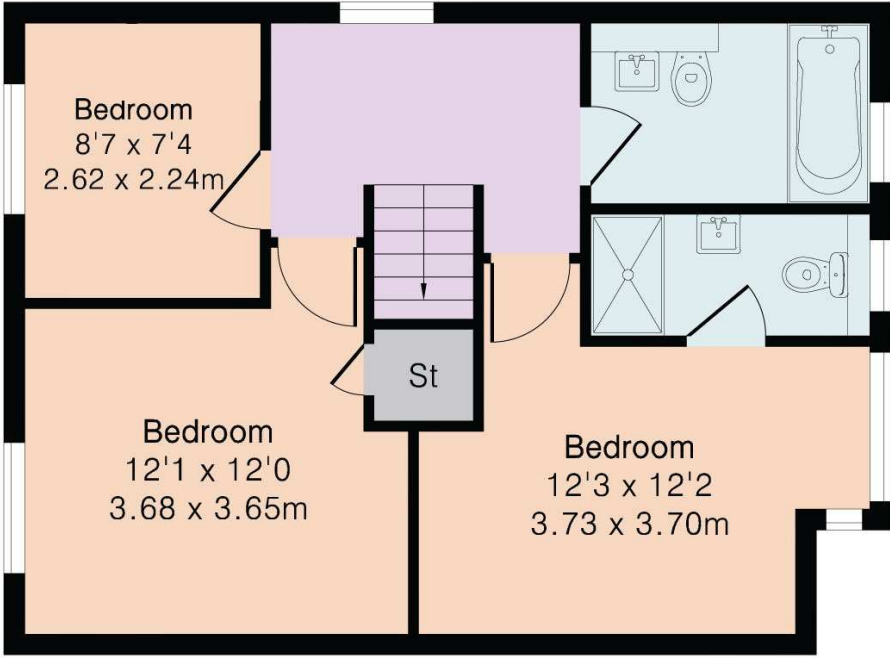
Garage Area 195 sq ft – 18 sq m



Garage



Ground Floor



First Floor



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