

1 Pottery Mews, Village Road, Marldon, Paignton, TQ3 1SJ



Tucked away on the tranquil setting of Pottery Mews in the popular village of Marldon, this **THREE BEDROOM END OF TERRACE HOUSE** is beautifully presented throughout and offers a private sunny garden with the added benefit of 2 parking spaces to the front. Pottery Mews itself is a development of 8 properties located just off Village Road in the heart of Marldon, the Village offers a community feel with the local pub, village hall and primary school all within walking distance. Internally the property provides a double aspect lounge / dining room with patio doors to the back garden and a galley style kitchen with gloss white units. On the first floor are three bedrooms, as well as a modern bathroom with shower over bath. Outside is a tranquil back garden landscaped to form a large patio area enjoying the sunny aspect, gated access along the side of the property leads you to the front and two parking spaces. Internal viewing is highly recommended.

£300,000 Freehold

ENTRANCE

Covered entrance with outside store cupboard and light. Upvc front door opening to interior hall. Radiator. Under stairs cupboard.

KITCHEN 11' 5" x 7' 7" (3.48m x 2.31m)

Galley style kitchen with gloss white wall and base units, wood effect worktops and tiled splash backs. One and a quarter bowl stainless steel sink with drainer. Space for cooker with canopy over. Space for washing machine, tumble dryer, dish washer and fridge freezer. Wall mounted gas boiler. Window and door to back garden.

LOUNGE / DINING ROOM 21' 9" x 10' 4" narrowing to 9'4" (6.62m x 3.15m)

Double aspect room with window to front and double opening French doors to rear. Ample space for living and dining room furniture. Two radiators.

FIRST FLOOR - LANDING

Window to side. Cupboard over stairs.

BATHROOM 7' 7" x 6' 2" (2.31m x 1.88m)

Bath in tiled surround with shower attachment and folding shower screen. W.C with concealed cistern. Wide basin in gloss white vanity unit with tiled splash back. Heated towel rail. Window to rear. Extractor fan.

BEDROOM 1 11' 7" x 10' 4" (3.53m x 3.15m)

Window to front. Radiator.

BEDROOM 2 10' 5" x 9' 8" (3.17m x 2.94m)

Window to rear with open outlook. Radiator.

BEDROOM 3 7' 8" x 6' 6" (2.34m x 1.98m)

Window to front. Radiator. Built in cupboard.

OUTSIDE

BACK GARDEN

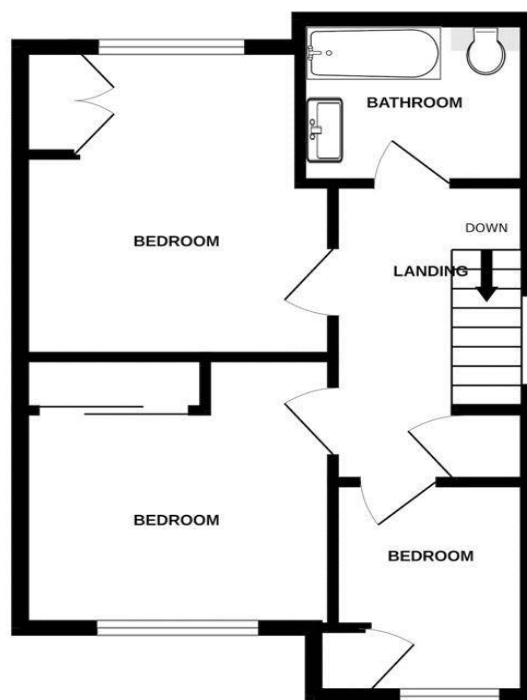
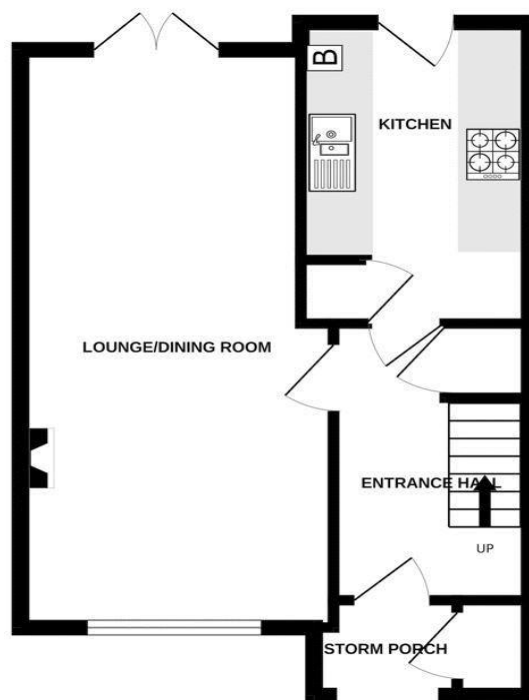
South Westerly facing fully enclosed private garden, enjoying a sunny aspect. Central patio with border flower beds and raised area to side landscaped with purple slate. Outside light, tap and power sockets. Garden shed. Gated access to front.

FRONT DRIVEWAY

Parking for two cars. Raised bed to side with stone wall to rear. Outside light.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: D



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref C005497 Written by: Bill Bye