

ENTRANCE HALL.

Recessed double glazed entrance door. Radiator. Cloaks cupboard. Storage cupboard.

OPEN PLAN LIVING SPACE

LOUNGE/DINING ROOM. 21' 7" x 12' 11" (6.57m x 3.93m) max.
Wood effect flooring. Built in T.V/Entertainment unit with display shelving. Staircase leading to the first floor. Double glazed patio doors opening to the garden room.

GARDEN ROOM. 21' 10" x 9' 6" (6.65m x 2.89m)

Polycarbonate roof and double glazed windows and doors to the garden. There is an open section to the fish pond feature to the rear with a roller blind.

KITCHEN/BREAKFAST ROOM. 13' 10" x 11' 10" (4.21m x 3.60m) approx.. (irregular size)

Fitted with an excellent range of Royal blue colour wall and base units, complimentary working surfaces and matching splashbacks. One and a quarter bowl acrylic sink and drainer. Integral larder fridge and dishwasher. Twin ovens and induction hob with cooker hood over. Breakfast Bar area. Double glazed window and door to the rear garden.

GROUND FLOOR BEDROOM 1. 14' 11" x 11' 9" (4.54m x 3.58m)

Double glazed window to front enjoying an open outlook over countryside with Dartmoor visible in the distance. Radiator. Open plan **EN SUITE** with shower enclosure and vanity unit with inset washbasin. **WALK IN WARDROBE**-With ample shelving and hanging rails.

GROUND FLOOR BEDROOM 2. 10' 7" x 9' 9" (3.22m x 2.97m)

Double glazed window to front again enjoying the open outlook. Radiator.

FAMILY BATHROOM/W.C. Comprising white suite of shower bath with side screen, mixer tap and shower attachment. Low level W.C. Vanity unit with inset washbasin, mirror, cupboards and lighting over. Heated towel rail. Part tiled walls.

SEPARATE W.C. Low level W.C. Tiled walls. Extractor fan.

FIRST FLOOR

BEDROOM 3. 12' 0" x 10' 7" (3.65m x 3.22m) max.

Double glazed window. Built in wardrobe. Radiator.

BEDROOM 4. 12' 3" x 8' 5" (3.73m x 2.56m)

Double glazed window. Radiator.



OUTSIDE.

To the front of the property there is a raised garden with stone chippings and inset shrubs. Pleasant open views are enjoyed over the surrounding countryside towards Dartmoor. A good size brick paved driveway which provides ample parking, leads to:

ATTACHED GARAGE. 19' 8" x 9' 8" (5.99m x 2.94m)

Electric roller door to front. Light and power points. Double glazed patio doors at the rear open to the rear garden.

REAR GARDEN. The rear garden is part landscaped with good size paved seating areas, large feature pond and waterfall with lawn beyond. Greenhouse. Potting shed.

SELF CONTAINED ANNEXE. 25' 7" x 24' 5" (7.79m x 7.44m) overall.

A super annexe with good size, open plan living space and feature Log Burner. Modern fitted kitchen with built in appliances to one side. Bedroom area and modern shower room/w.c. with walk in shower.

COUNCIL TAX BAND: D

ENERGY RATING: D

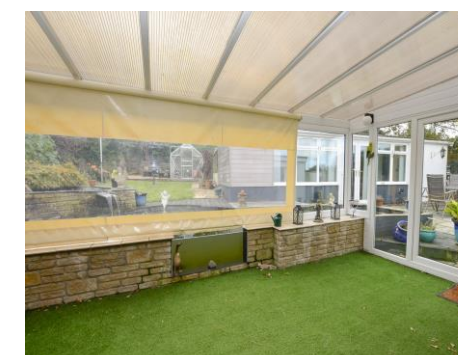
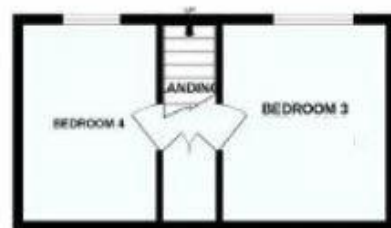
NOTE: The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available.



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 C0005556 Written by: R.C

Pembroke Park, Marldon, Paignton, TQ3 1NL



LAYOUT GUIDE ONLY – NOT TO SCALE

Deceptive at first glance, this **FOUR BEDROOM, SEMI DETACHED BUNGALOW** and additional **SELF CONTAINED ANNEXE** is ideal for multi generation living and is located in sought after Marldon Village, with many facilities nearby, including local store and post office, hairdressers and primary school. The locality has easy access to the ring road and is situated a short drive away from the main link road to Newton Abbot and Exeter.

The property is approached by a good size driveway which leads to an attached garage with inspection pit. The main bungalow accommodation offers a spacious open plan living area which is over two levels, with modern fitted kitchen/breakfast area and built in appliances and lounge/dining area which opens to the garden room, overlooking and integrating with a feature pond. There are two bedrooms, family bathroom and cloaks w.c. on the ground floor. The first floor provides a further two bedrooms which are double rooms. To the rear of the bungalow is a part landscaped garden centering around the pond and **SELF CONTAINED ANNEXE**, The annexe is modern and open plan with double bedroom, shower room and fitted kitchen with integrated appliances. Internal viewing is highly recommended.

£459,950 Freehold