



2 BAMPTON CLOSE, MARLDON, PAIGNTON, TQ3 1NB

Pincombe's
estate agents



A DETACHED CHALET BUNGALOW OCCUPYING A LARGE LEVEL CORNER PLOT, ENJOYING VIEWS OVER THE COUNTRYSIDE TOWARDS THE SEA

This lovely, detached chalet Bungalow boasts a corner plot position which offers the potential for an extension*, or simply the chance to enjoy a large garden and outdoor space. Situated in a cul-de-sac within this highly sought after village on the outskirts of Paignton, the home is ideally located for the local shops in Marldon village centre which are half a mile away, and is also close to various scenic country walks to Beacon Hill and Berry Pomeroy. For travelling and commuting, the property is a couple of minutes away from the South Devon expressway which links the A38 to Exeter with its International Airport, and beyond to the M5 motorway.

The bungalow is arranged over 2 floors with an ample total approximate living area of 1356.25 sq. ft (126 sq. m) and is offered for sale with the benefit of no onward chain. The accommodation comprises Hallway, Lounge, Dining room/Bedroom 4, 17' Kitchen/Breakfast room opening to the garden, Bedroom and Shower/wet room on the ground floor, with 2 double Bedrooms (one with a 12' Dressing room), Bathroom and Storage room/Office on the first floor. The Bedrooms on the first floor enjoy beautiful countryside views, across the treetops towards Torquay and the sea. Outside there is a Garage, and the corner plot gardens are level and comprise of several lawned areas and paved terraces to relax and appreciate the peaceful surroundings – VIEWING HIGHLY RECOMMENDED

***Subject to the usual planning/building regulations**

The Accommodation Comprises:

GROUND FLOOR UPVC composite front door with frosted central panel and matching side panel, into:

HALLWAY inset spotlights. Radiator. Stairs rising to first floor accommodation. Understairs recess area. Telephone point.

LIVING ROOM 13'11" x 12'2" (4.25m x 3.70m) max A dual aspect UPVC double glazed window to front overlooking the garden. UPVC double glazed bay window to side. T.V. aerial point. Radiator. Fireplace with hearth and matching inset with mantel over and inset gas fire.

DINING ROOM/BEDROOM 4 11'8" x 9'10" (3.56m x 3.00m) UPVC double glazed window to side overlooking the garden. UPVC double glazed window to rear. Radiator. Vanity unit with inset wash basin and storage cupboards beneath. T.V. aerial point. 2 Built-in cupboards. UPVC door to:

PORCH UPVC double glazed windows to either side. UPVC cladding to ceiling. UPVC door leading out onto the gardens.

BEDROOM 1 13' x 10' (3.95m x 3.06m) UPVC double glazed bay window overlooking the front garden. Radiator. UPVC double glazed window to side.

WET ROOM Rubber flooring. Fully tiled. Inset spotlights. Extractor fan. Mira jump shower. Heated towel rail. Wall mounted wash basin. Low level W.C.



Worktop with storage cupboard beneath. UPVC double glazed window to rear.

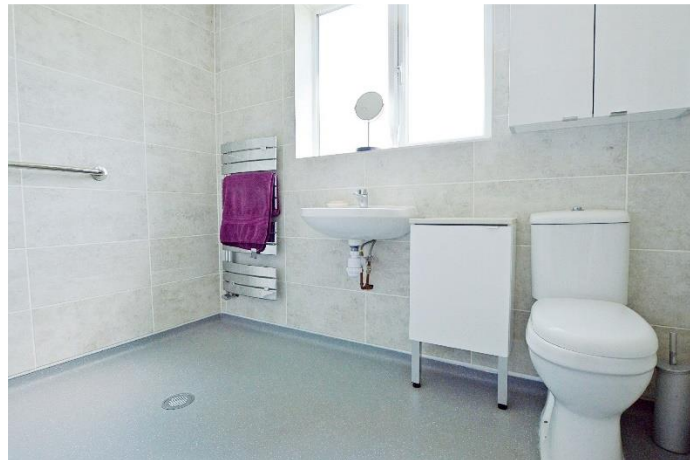
KITCHEN/BREAKFAST ROOM 17'3" x 11'11" (5.27m x 3.63m) max Worksurfaces to 3 sides with a range of gloss units beneath. Matching eye-level units. Lamona stainless steel sink, drainer unit. Neff built-in oven and 4-burner gas hob with stainless steel extractor hood above. Part tiled walls. Inset spotlights. Space and plumbing for washing machine. Space for tumble dryer. Integrated fridge/freezer. Space for dining table and chairs. Radiator. T.V. aerial point. UPVC double glazed window overlooking the rear garden and beyond with sea peeps. UPVC double opening doors out onto the garden.

FIRST FLOOR LANDING Hatch to roof space. UNDEREAVES STORAGE AREA with light.

STORAGE ROOM/OFFICE (with some restricted head height) 14'6" x 5'11" (4.42m x 1.80m) UPVC double glazed window to side. Sloping ceiling. Power and light.

BEDROOM 2 11'9" x 9'10" (3.57m x 2.99) UPVC double glazed picture window overlooking the rear with a lovely panorama over the tops of trees across to Torquay and the sea. Radiator.

BATHROOM 'P' shaped panelled bath with shower attachment and glazed screen. Vanity unit with inset wash basin and 2 large drawers under. Low level W.C. Tiled walls. Inset spotlights. Extractor fan. Heated towel rail. UPVC double glazed window to rear with frosted inset.



BEDROOM 3 11' x 9' (3.35m x 2.75m) UPVC double glazed window enjoying widespread views over the surrounding countryside, towards Torquay and the sea. Radiator.

DRESSING ROOM 12'1" x 6'4" (3.68m x 1.94m) UPVC double glazed window to side. Built-in shelving. Undereaves storage.

OUTSIDE The bungalow boasts sizable corner plot gardens comprising of several level lawned areas and paved terraces for sitting out to enjoy the peaceful location. The gardens offer a good degree of privacy, being enclosed by established hedging and fencing.

The front garden is laid to lawn with a pathway and dividing hedge which leads through to a paved patio/terrace enjoying a sunny aspect with ample space for table and chairs. Water tap. Exterior light and power. A wrought iron gate leads through to the rear, where the garden is mainly laid to lawn with surrounding borders. Garden store. Gate to the side garden which is lawned with a variety of shrubs and trees.

Adjoining the property at the front is a driveway with access to the **GARAGE** With up-and-over door. Windows to side and rear.

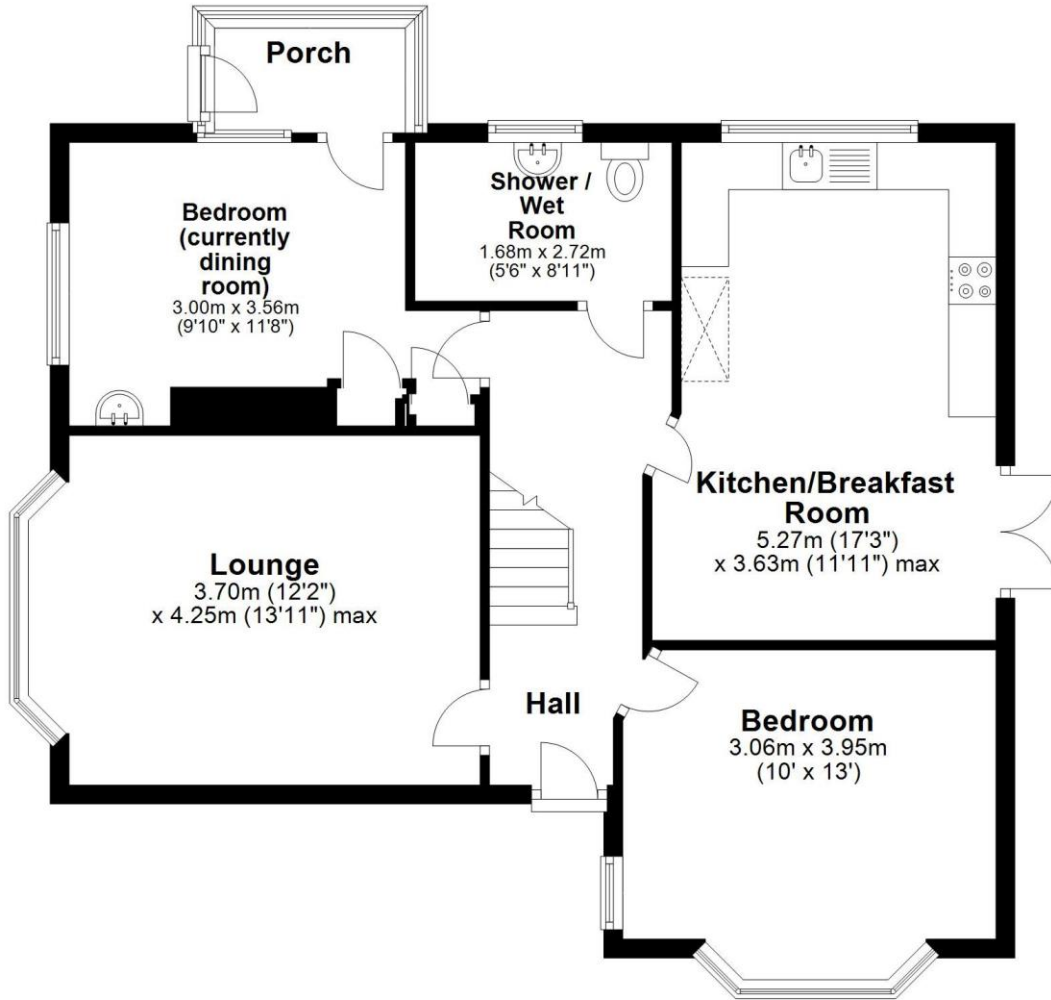
ADDITIONAL INFORMATION

Tenure – Freehold

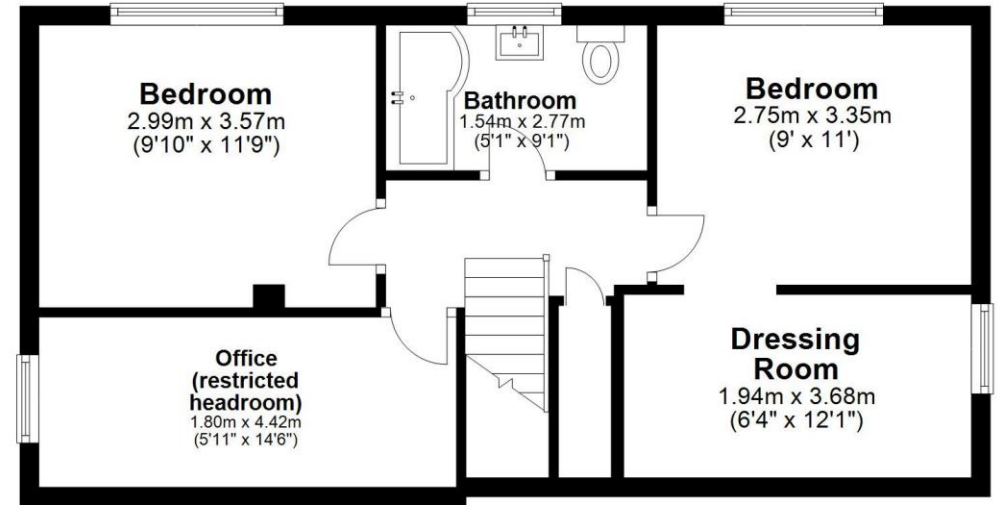
Council Tax Band – D (South Hams)



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 