



14 BAMPTON CLOSE, MARLDON, PAIGNTON, TQ3 1NB

Pincombe's
estate agents



A SEMI-DETACHED 2 BEDROOM BUNGALOW WITH A SUPERBLY PRESENTED SOUTH FACING REAR GARDEN, BENEFITTING FROM A CUL-DE-SAC LOCATION

Situated in this highly sought after village location on the outskirts of Paignton, this semi-detached Bungalow is convenient for the local amenities in Marldon village including newsagents, convenience store and post office which are situated half a mile away. With fields and country lanes on the doorstep, there are many countryside walks to be enjoyed in the area, including one to the scenic viewpoint at Westerlands/Beacon Hill which is around 1 mile. For travelling and commuting, the South Devon expressway is a couple of minutes away with road link to the A38, Exeter and beyond to the M5.

The accommodation comprises Hallway, Lounge, open plan Kitchen/Diner opening out onto the rear garden, 2 double Bedrooms and a Bathroom. Outside, there is a Garage, ample off-road parking and a garden to the front, and to the rear, a beautifully maintained south facing garden comprising a good size patio, lawned gardens with surrounding borders and a decked terrace.

VIEWING RECOMMENDED

The Accommodation Comprises:

UPVC front door with decorative leaded light inset into:

HALLWAY Radiator.

LOUNGE 16' x 10'11" (4.88m x 3.33m) UPVC double glazed picture window overlooking the front garden. Radiator. Wall mounted living flame gas fire.

KITCHEN/DINER **KITCHEN** 10'3" x 10'3" (3.12m x 3.13m) max 'L' shaped worksurface with inset Franke stainless steel sink, drainer unit and range of Shaker style storage cupboards. Matching range of eye-level units. Part tiled walls. Space and plumbing for washing machine. 4-Burner gas hob with extractor hood over and built-in oven beneath. Space for fridge/freezer. Wall mounted gas boiler. Tiled floor. Hatch to roof space which is insulated and partly boarded. UPVC double glazed window to side. UPVC door to side. Through to:
DINING ROOM 14'9" x 9'3" (4.50m x 2.82m) UPVC double glazed window to side and UPVC window overlooking the garden. Radiator. Tiled floor. UPVC double opening doors out onto the rear garden.

BEDROOM 1 12'10" x 9'6" (3.91m x 2.90m) UPVC double glazed window overlooking the rear garden. Radiator.

BEDROOM 2 9'10" x 8'10" (3m x 2.7m) UPVC double glazed window overlooking the front garden. Radiator.

BATHROOM Panelled bath with tiled surrounds and shower over. Pedestal wash basin. Low level W.C. Heated towel rail. Tiled walls. Built-in storage cupboard



with shelving. UPVC obscure glazed window to side.

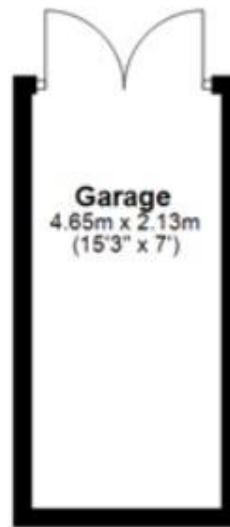
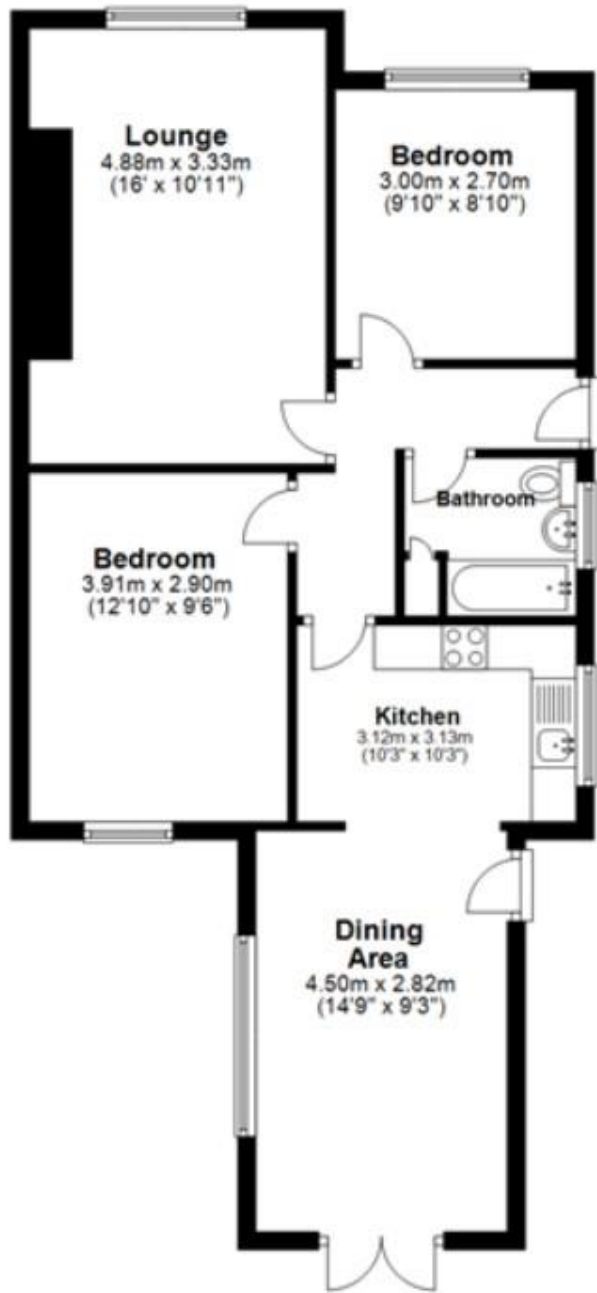
OUTSIDE The property is approached via a driveway providing **PARKING** for approximately 3 cars and this leads to a **GARAGE 15'3" x 7' (4.65m x 2.13m)** Double opening wooden doors. The front garden is partly paved with surrounding gravelled borders and a variety of established shrubs and bushes. The garden to the rear is superbly maintained and benefits from being enclosed and south facing, enjoying a sunny aspect. There is a good size flagstone paved patio with ample space for garden furniture and surrounding raised borders planted with a large variety of flowers and shrubs. 2 x Lawned gardens feature attractive borders and central paved pathway leading around to the sides. Steps up to a decked terrace with space for garden chairs and display shelf for plants. Wrought iron access gate to the side.

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band C (South Hams)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		