



35 VICARAGE HILL, MARLDON, PAIGNTON, TQ3 1NH

Pincombe's  
estate agents



**AN EXTENDED DETACHED HOUSE IN A VILLAGE LOCATION, ENJOYING VIEWS OVER THE SURROUNDING FIELDS TOWARDS DARTMOOR IN THE DISTANCE**

We are delighted to bring to market this detached home boasting an enviable position on the outskirts of Marldon village, ideally situated to take advantage of lovely scenic walks through surrounding country lanes, as well as being close to the local amenities including a good range of shops, public house, and a primary school. For commuting and travelling further afield, the property is convenient to the A380 and the South Devon Highway with road links to Exeter and the M5 motorway.

Offered for sale with the benefit of no onward chain, the house has been extended to offer adaptable accommodation over 2 floors comprising: Hallway, 18' Living room with views over the garden and countryside, Dining room opening to the garden, 15' Kitchen/Breakfast room, Utility, Shower room and double Bedroom on the ground floor, with 3 Bedrooms, one having an En-Suite Bathroom on the first floor. There is ample storage space throughout the home including sizeable underhouse storage areas and a cellar. Outside, there is off road Parking for approx. 2 cars to the front along with a level garden and workshop, and to the rear, a lovely, private garden with decking and paved areas enjoying a sunny aspect and countryside views.

**VIEWING RECOMMENDED**

## The Accommodation Comprises:

### GROUND FLOOR

UPVC front door with obscure glazed inset into:

**INNER HALLWAY** Tiled floor.

**UTILITY ROOM 16'2" x 7'7" (4.92m x 2.31m)** UPVC double glazed window to front. UPVC double glazed window to rear. Raised tiled plinth with space for tumble dryer and plumbing/space for washing machine, with worktop over. Wall mounted corner wash basin. Space for fridge and freezer. Fitted wall cupboards. Cupboards with sliding doors providing ample storage space. 2 x Radiators.

**HALLWAY** Coved ceiling. Radiator. Dado rail.

**LIVING ROOM 18'4" x 13' (5.58m x 3.96m)** Glazed internal window to Hallway. UPVC sliding doors onto a Juliet balcony enjoying lovely views across the surrounding countryside towards Dartmoor. Radiator. Coved ceiling. Inset spotlights. Ornate mantel on raised hearth with matching inset and fitted gas fire. Range of book-shelving/display units.

**KITCHEN/BREAKFAST ROOM 15'4" x 8'11" (4.67m x 2.71m)** Worksurfaces to 3 sides with inset ceramic sink, drainer unit. Range of 'Country style' storage units and matching wall mounted unit with glass doors and central open display shelf. Radiator. Space and plumbing for dishwasher. Fitted larder cupboard with



shelving. Hotpoint 4-burner gas hob. Built-in Neff oven with ample storage surrounding. Part tiled walls. Worktop forming a breakfast bar with space for stools beneath. Coved ceiling. UPVC double glazed window to side. UPVC double glazed window to rear overlooking the garden and beyond to countryside and Dartmoor in the distance. UPVC door to garden. Access to **LARGE UNDERHOUSE STORE/CELLAR**.

**DINING ROOM 15'6" x 9'6" (4.72m x 2.89m)** UPVC double glazed window and adjoining door to the front garden. Stairs rising to first floor accommodation with understairs recess. Understairs storage cupboard. Coved ceiling. Radiator.

**BEDROOM 1 12'10" x 10'7" (3.91m x 3.22m)** UPVC double glazed window to front with a pleasant outlook over the garden. Coved ceiling. Radiator. Range of built-in bedroom furniture including over-bed storage with chest of drawers, wardrobes, and vanity area with storage to either side.

**SHOWER ROOM** A fully tiled corner cubicle with Creda shower and glazed sliding doors. Pedestal wash basin and low level W.C. Tiled walls. Radiator. Coved ceiling. Tiled floor. UPVC obscure glazed window to side.

#### **FIRST FLOOR**

**LANDING** Coved ceiling.



**BEDROOM 2 9'4" x 6'4" (2.84m x 1.93m)** UPVC double glazed window overlooking the front garden. UPVC double glazed window to side with views across fields towards Dartmoor. Radiator. Coved ceiling. 2 x Built-in wardrobes. Door to:

**EN-SUITE BATHROOM** Panelled bath with tiled surrounds and shower attachment. Worktop vanity with inset wash basin and storage cupboards beneath. Light/shaver point. Saniflow W.C. Inset spotlights. Radiator.

**BEDROOM 3 10'7" x 8'7" (3.22m x 2.61m)** UPVC double glazed window to side. Coved ceiling. Radiator. Built-in wardrobe. Door opening to **UNDEREAVES STORAGE SPACE**.

**BEDROOM 4 10'10" x 10' (3.30m x 3.04m)** UPVC double glazed window to front overlooking the front garden. Radiator. Coved ceiling. Built-in wardrobe with hanging and shelving.

**OUTSIDE** The property is approached via a wooden gate opening to a driveway which provides off road **PARKING** for 2 vehicles. Adjoining the driveway is a gravelled garden with borders and a variety of established trees and shrubs, all enclosed by a low wall. From the front garden, a wooden door opens to a:

**WORKHOP/POTTING SHED** with UPVC windows and door. Exterior power. Water tap.



The rear garden enjoys a private and sunny aspect, with a variety of different areas to relax and appreciate the peaceful ambience and views towards the surrounding countryside and Dartmoor in the distance.

There is a good size decked terrace with ample space for garden furniture and a perfect spot for alfresco dining with exterior power and views over the garden.

A step down to a further 'L' shaped decked terrace featuring a sizeable, fitted pagoda with roof and useful storage areas.

**LARGE UNDERHOUSE WORKSHOP/STORE** (restricted headroom) Wall mounted Worcester boiler. Power and light. 2 x Storage areas.

The remainder of the garden comprises of a level and enclosed paved terrace with surrounding raised borders and a lovely variety of established trees, plants and climbing shrubs. There is also a large natural pond and a sheltered seating area with pergola above.

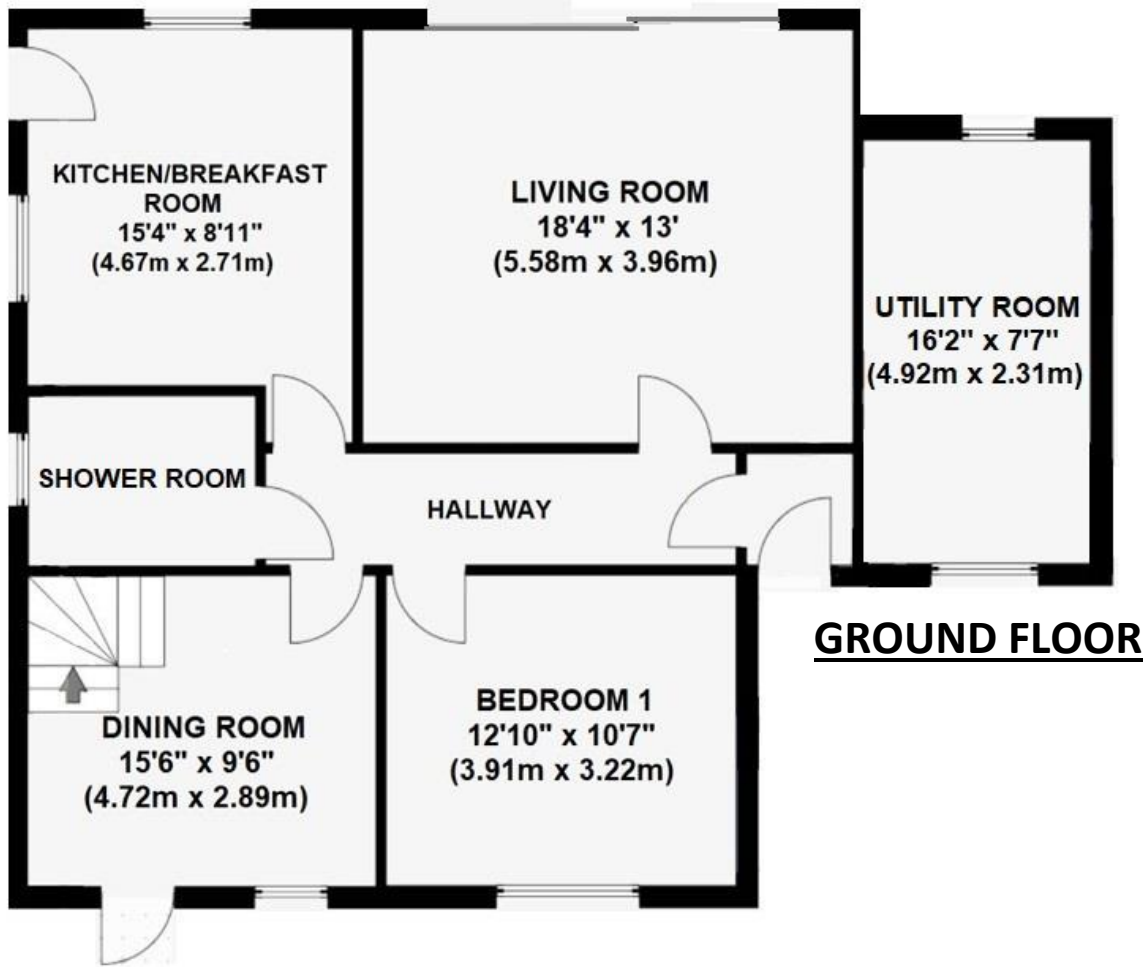
#### **ADDITIONAL INFORMATION**

**TENURE** – Freehold

**COUNCIL TAX** – Band D



**TOTAL FLOOR AREA (approx.) 1323.96 sq ft. (123 sq. m)**



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>69</b>               |
| (55-68) <b>D</b>                            | <b>49</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC |