



9, Brownscombe Close



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Marldon, Paignton, TQ3 1LU

Torquay 4 miles, Totnes 5 miles, Exeter 22 miles

Proudly positioned in a sought-after residential development just moments from the heart of the village, this charming four-bedroom detached family home offers an idyllic retreat with convenience at its core.

- Detached Modern Home
- Four Bedrooms (ensuite to master)
- Garage & Parking
- Quiet Cul-de-Sac Location
- Landscaped Rear Garden
- Well-Presented Throughout
- Freehold
- Council Tax E

Asking Price £600,000

SITUATION & DESCRIPTION

Proudly positioned in a sought-after residential development just moments from the heart of the village, this charming four-bedroom detached family home offers an idyllic retreat with convenience at its core. Tucked away at the end of a tranquil cul-de-sac, this modern property presents an abundance of living space. The ground floor welcomes with a bright and airy sitting room flowing seamlessly into the dining area, complemented by an open-plan kitchen/breakfast room. A practical utility room and guest cloakroom complete the downstairs layout. Ascend the stairs to discover four generous double bedrooms, including a spacious principal bedroom with its own ensuite shower room, while a family bathroom serves the remaining bedrooms. Outside, the expansive garden envelops the home on two sides, providing ample space for outdoor enjoyment, with a sizable patio area perfect for alfresco dining, bordered by lush greenery and a neatly manicured lawn.

The property is situated in the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops, post office, a well-regarded primary school, church and a very active community hall hosting various clubs. Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Torbay and the magnificent Dartmoor National Park are only a short distance away.



ACCOMMODATION

Access to the property is gained via the spacious entrance hall with stairs rising to the first floor and doors to all rooms. The sitting room benefits from a feature Minster style fireplace with gas fire, a bay window floods the space with light whilst double doors open into the dining room. The dining room is ideally positioned between the sitting room and kitchen/breakfast room making it the ideal place for family and friends to come together. French doors open into the rear garden whilst double doors allow easy access to the open plan kitchen/breakfast room. The kitchen/breakfast room benefits from fitted eye level and matching base fitted units with inset sink and drainer, integral gas hob with two electric ovens below and cooker hood above, space for dishwasher, French doors open onto the rear Patio with access to the handy utility room. The utility room features matching eye level and base fitted units with inset sink and drainer, spaces for washing machine and tumble dryer, wall-mounted boiler, door giving access to the outside. A downstairs cloakroom with low level WC and wash hand basin complete the ground floor accommodation for this property. Take the stairs to the first floor landing where doors lead to all rooms including a built in airing cupboard and loft access. The principal bedroom boasts pleasant views over the rear garden, a range of built in wardrobes and access to the ensuite shower room. The ensuite boasts a three piece suite comprising a low level WC, wash hand basin and shower cubicle and is mostly tiled. Bedroom two is another generous double room with views to the rear over the pretty rear garden. Across the hallway, bedrooms three and four are again double rooms with views to the front aspect. A family bathroom comprises of a three piece suite including a panel enclosed bath, wash hand basin and low level WC with built in vanity unit and tiled to principal areas.

OUTSIDE

To the front of the property there is a double width driveway allowing parking for two cars with access to the garage with a side access gate leading through to the pretty rear gardens. The landscaped rear garden provides a large patio area, the perfect spot to relax and enjoy with more than enough space to entertain family and friends. Raised borders enclose the rear of the garden and add colour with established planting affording a good degree of privacy and seclusion. To the side of the property a level area laid to lawn extends the garden with access to another patio enclosed by timber panelled fencing.

SERVICES

Mains Gas, Electric and Water with Mains Drainage. Upto Ultrafast is available with Openreach. Mobile coverage available inside and outside with Vodafone, EE, O2 and Three.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Totnes, Head east on Station Rd/A381/A385 towards Morrisons Roundabout, At Morrisons Roundabout, take the 2nd exit onto A381/A385, At the roundabout, take the 2nd exit onto Newton Rd/A385, Continue to follow A385, Slight left onto Totnes Rd, Go through 1 roundabout, Continue onto Totnes Rd, At the roundabout, take the 3rd exit onto Churscombe Rd, Turn right onto Brockhurst Park, Turn right onto Brownscombe Close, carry on to the very end of Brownscombe Close and the property is on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1533 sq ft / 142.4 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1673 sq ft / 155.4 sq m
 For identification only - Not to scale

First Floor

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1121970