





# 11 Furzegood, Marldon

## Guide £259,500 Freehold

Video Walk-Through Available • 2 Bedroom Semi-Detached House • Lounge with wood burner • Kitchen/Diner and Utility • Family Bathroom & Ground Floor WC • Double-Aspect Master Bedroom • Generous Gardens • Ideal First or Family Home • Sought-After South Hams Location • Half a Mile from A380















Tucked away in the heart of the ever-popular South Hams village of Marldon, this deceptively spacious semi-detached home offers well-presented accommodation and far-reaching views towards Dartmoor.

Marldon is a picturesque and historic South Hams village, surrounded by some of South Devon's most beautiful rolling countryside. The village is exceptionally well served, with two welcoming pubs, local shops and a post office, a well-regarded primary school, a historic church, and a vibrant community hall hosting regular clubs and events. For nature lovers and walkers, the area boasts many countryside paths, while the sandy beaches of Torbay and the rugged beauty of Dartmoor National Park are both within easy reach. The nearby towns of Paignton, Torquay, Newton Abbot and Totnes offer a full range of amenities, including mainline railway stations, and the A380 provides swift access to Exeter and the M5.

**Accommodation**

A part-obscure glazed front door opens into the welcoming entrance hallway with stairs rising to the first floor and a multi-glazed door leading to the lounge. This dual-aspect living space is filled with natural light and features a charming inset wood-burning stove, creating a warm and inviting atmosphere. The kitchen/dining room is also dual aspect and fitted with a modern range of wall and base units, rolled-edge work surfaces, tiled splashbacks, and an inset single drainer sink. Integrated appliances include a double oven, hob, and dishwasher, with additional space for a freestanding fridge. A part-glazed door leads to the utility/rear porch, offering plumbing for a washing machine, space for a tumble dryer, and countryside views through a side-facing window. From here, a further door opens to the outside, and an internal door leads to a cloakroom/WC with low-level WC, vanity wash basin, and an obscure-glazed window.

The landing features a rear-facing window overlooking the garden and provides access to the loft. Bedroom one is a bright and spacious dual-aspect room, enjoying lovely garden views to the rear and far-reaching views toward Dartmoor from the front. It includes a range of fitted bedroom furniture. Bedroom two also offers distant moorland views through its front window and features a built-in storage cupboard. The modern bathroom comprises a white suite with panelled bath, overhead shower and screen, vanity wash basin, low-level WC, and an obscure-glazed window, all finished with tasteful tiling.

**Gardens**

Outside to the front a shared path leads to a gate with crazy paved path to front door and large lawned area with established shrubs and path extends along the side to the rear garden which is of a generous size predominantly laid to lawn with flower and shrubs beds, patio area, timber decked area with Pergola, two summer houses one which is used as a home office and the other one currently used for storage but could be used as a bar/gym and both have power and light.

**Parking**

On street.

**Agent's Notes:**

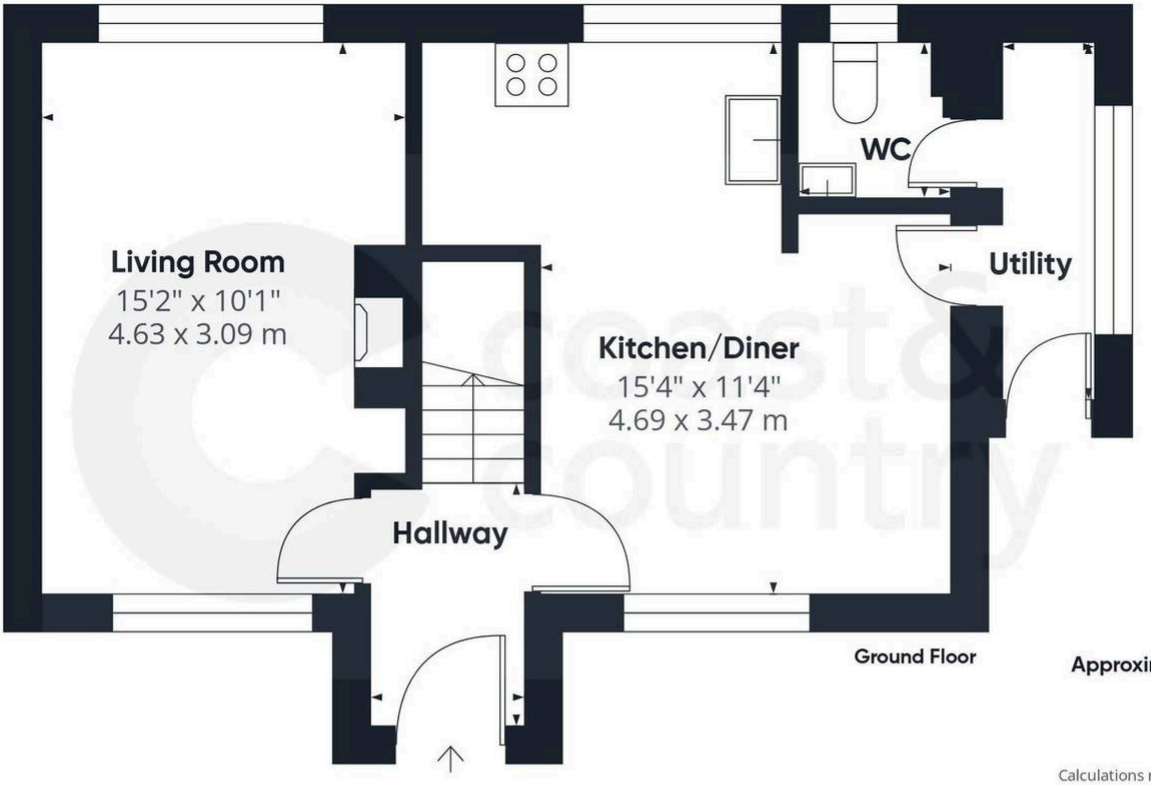
Council Tax: Currently Band B

Tenure: Freehold

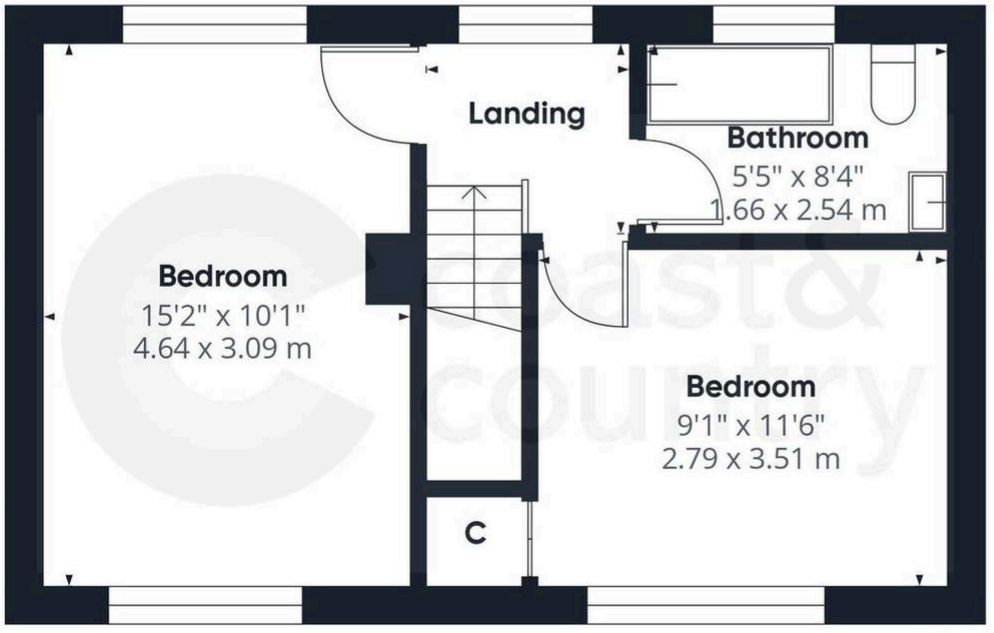
Mains water. Mains gas. Mains drainage. Mains electricity.

Three Year Devon Rule: A S157 Notice / Restrictive Covenant applies to this property. It can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase. At the discretion of The South Hams District Council, a cumulative total of seven years residency in the South Hams within the last twenty years, may be accepted.

EPC Energy Efficiency Rating: D




Ground Floor




Floor 1

**Approximate total area**

766 ft²

71.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Any information provided is purely a guide and is noncontractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances, we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.