



**10 Butterlake**

**RENDELLS**



# 10 Butterlake

Marldon, Paignton, Devon, TQ3 1SN

A substantial semi detached versatile home, 5 beds, mature gardens and parking. Set on the edge of the desirable village of Marldon.

- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Parking
- Good size rear gardens
- Desirable village setting
- Far reaching valley views
- Over 2,000 sq.ft. of accommodation
- Scope for improvement
- Local Devon Occupancy Restriction
- No Onward Chain

## Guide Price of £380,000

Torquay approx. 4.7 miles, Newton Abbot approx. 6.3 miles, Exeter 22.8 miles, Plymouth 29.2 miles approx. London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

The pretty South Hams village of Marldon borders 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 and 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. The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

### Description

10 Butterlake represents a great opportunity to create a good size family home. Currently in two parts with an interconnecting door, the property could easily be remodelled to make a superb family residence with easy walking distance to the Church House Inn and Marldon Church with rural views. Excellent communication links to Torbay.

Viewing is highly recommended to appreciate this elevated position and views over the surrounding countryside.





## Accommodation

Double glazed door leading into a front porch with tiled floor and plenty of space for boots and coats. Glazed door into hall with door leading off to kitchen area with interconnecting door leading to the second part of the house. Plumbing for washing machine, undercounter and wall mounted units, partially tiled floor with space for a gas cooker. Sink and drainer. Double glazed window with views over the garden and meadows beyond. Sitting Room with two chimney breasts, stretching the full width of the house with views over the front gardens.

Glazed door opening out onto the patio enjoying views over the gardens and meadow beyond. Stairs rise from the main hallway to the first floor.

## First Floor

Offering three bedrooms. Good size double bedroom with tiled surround fireplace and double glazed window overlooking the front gardens. Good ceiling heights. Bedroom Two with rear aspect and views over the gardens and valley beyond. Bedroom Three is a single bedroom with front aspect. Airing cupboard housing the gas boiler. Bathroom with bath shower mixer tap over, hand wash basin and W.C.

## Second Half of Property

Access via interconnecting door (currently blocked up).

Double glazed side entrance into an open plan living room with an interconnecting door leading through to the next door kitchen area. This room has a front aspect enjoying good ceiling heights with exposed beams and wooden planking. Stone/quartz floor with a range of kitchen units, Belfast sink and mixer tap. Space for electric cooker and free standing fridge/freezer. Ground floor W.C. with side aspect, plumbing for washing machine and gas boiler. Rear porch leading out to the gardens. Solid wooden floors throughout the living area. Staircase rises to the first floor.

## First Floor

With solid original floorboards throughout. Stripped wooden doors. Good size bedroom with dual aspect with views over the valley. Solid wooden windowsills. Bathroom with bath, mixer tap shower over, hand wash basin and W.C. Bedroom Two with front aspect and double glazed windows. Solid wooden feature windowsills. Wooden staircase rises to the loft space which has been boarded out with gable end circular window and radiators. Stained glass circular window to the front gable end.

## Gardens and Outside

The front garden is laid to lawn with mature hedging and paved pathway to the front door and side access. There is parking to the front of the property there is also vehicular access to the rear gardens and a useful wooden shed. Set on a good size end plot with two patio terraces. Greenhouse. Lawned area with raised bed and mature planting with well stocked specimens with views over the valley and meadow beyond. There is a gate leading to an additional area of garden at the rear to the left of the property which has a drainage system.



## Tenure

Freehold.

## Agents Note

“Devon Rule” purchasers must have lived or worked in Devon for the last 3 years prior to purchase.

## Energy Performance Certificate

Energy rating

## Council Tax

Band B.

## Services

Mains electricity, mains water and drainage. Gas central heating provided by two gas boilers.

## Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

## Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions

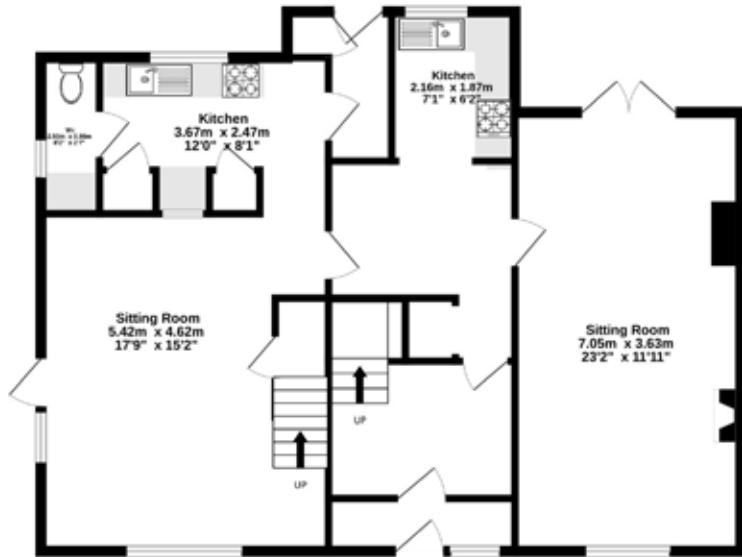
From Totnes proceed on the A385 towards Paignton. After approximately 1 mile, turn left towards Berry Pomeroy. Proceed through the village towards Marldon. Upon reaching the mini roundabout in the village of Marldon turn onto Marldon Cross Hill and follow the road down passing the Primary School on the left hand side. Then proceed onto Village Road, dropping down the hill passing the village hall. Continue straight over the crossroad onto Love Lane passing the Church House Inn on the left continue down the road and the property can be found on your right.

**What3words** ///bumps.hairspray.solution

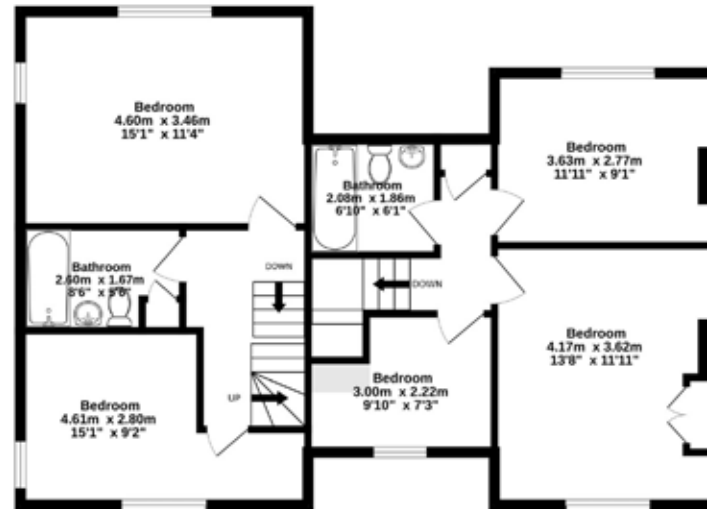




Ground Floor  
87.9 sq.m. (946 sq.ft.) approx.



1st Floor  
76.3 sq.m. (822 sq.ft.) approx.



2nd Floor  
35.0 sq.m. (377 sq.ft.) approx.



**TOTAL FLOOR AREA : 199.2 sq.m. (2145 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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