



Myrtle Cottage, Compton

Paignton

Guide Price £425,000

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Myrtle Cottage

Marldon, Paignton

This beautifully presented three bedroom detached cottage offers an exceptional opportunity to acquire a characterful village home, thoughtfully updated to a high standard throughout. Inside, the property boasts three generously sized double bedrooms. Two contemporary fitted shower rooms offer modern convenience, featuring stylish fixtures and sleek finishes. The heart of the home is a stunning south facing lounge/dining room, complete with a feature wood burning stove that creates a warm and inviting atmosphere. The attractive entrance hall, which can also serve as a study or additional reception area, provides a welcoming first impression and flexible living options. The modern fitted kitchen is equipped with integrated appliances with separate utility area for added practicality. A ground floor cloakroom adds further convenience for residents and visitors alike. The property benefits from a discreet and practical lift option, enhancing accessibility throughout the home. Additional features include off road parking and a garage, providing secure storage and peace of mind. The property is set in an idyllic location, situated opposite a picturesque National Trust orchard, which adds to the tranquil village setting. Well tended gardens to the front create an attractive approach to the home, while a further elevated garden area to the rear offers additional outdoor enjoyment.



GARDEN

To the front of the property there is a good sized low maintenance garden enjoying a southerly aspect. To the rear of the property there is a further garden area accessed from the side of the property or from the first floor accommodation. This area is mainly laid to gravel and enjoys a good degree of privacy.

OFF STREET

2 Parking Spaces

Driveway providing parking for two cars and access to garage.

GARAGE

Single Garage

Detached garage with garage door to front and pedestrian door to side.



Myrtle Cottage

Marldon, Paignton

A quiet and peaceful village location with easy access to Paignton and Totnes. The cottage is situated opposite National Trust orchard and is also close to Compton Castle. Further amenities and school are available in nearby Marldon village.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- Detached character village property presented in excellent order throughout
- Three double bedrooms and two contemporary fitted shower rooms
- Lovely south facing lounge/dining room with feature wood burning stove
- Attractive entrance hall with option as study or additional reception area
- Modern fitted kitchen with integrated appliances plus separate utility area
- Ground floor cloakroom
- Off road parking and garage
- Discreet and practical lift option
- Well tended gardens to front and further elevated garden area to rear
- Idyllic location opposite National Trust orchard





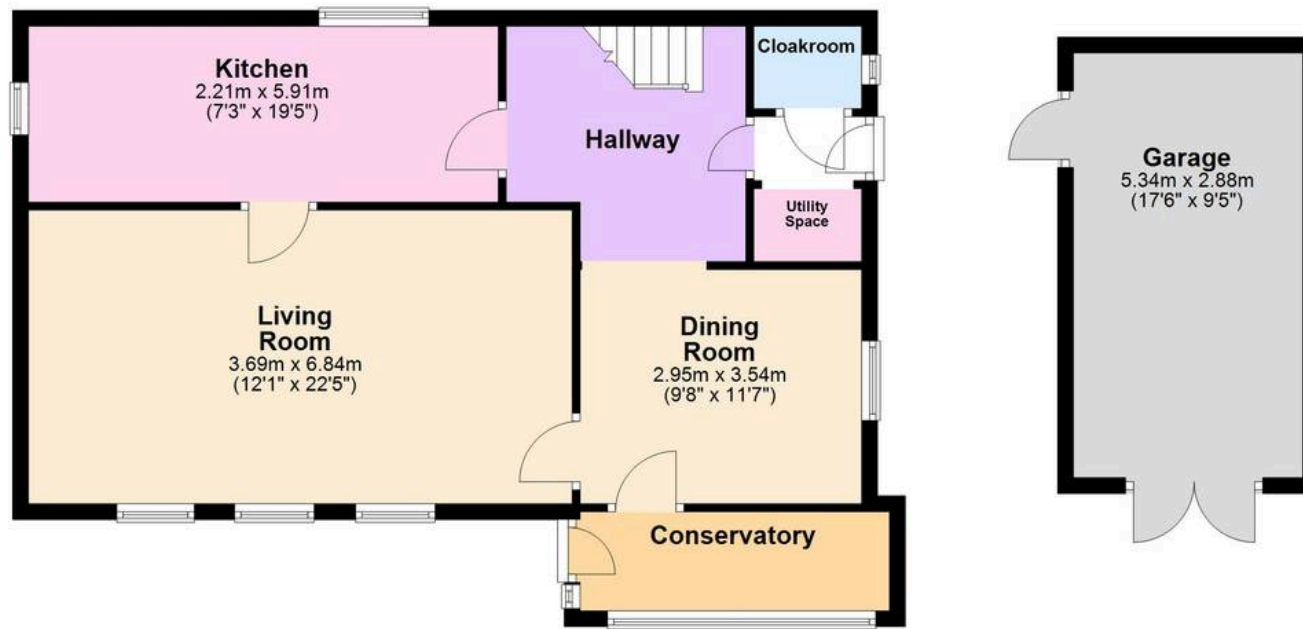
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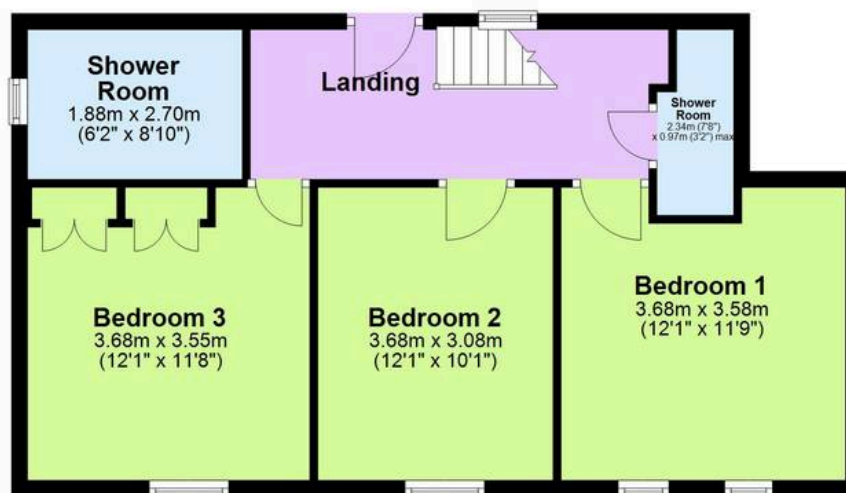
Ground Floor

Approx. 83.5 sq. metres (898.5 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



Total area: approx. 139.4 sq. metres (1500.9 sq. feet)





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