

CHURCH VIEW COTTAGE

MARLDON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



CHURCH VIEW COTTAGE

A charming grade II listed cottage dating back to circa 1640 nestled in the heart of a picturesque village, boasting a peaceful setting and stunning period features. The interior of the cottage exudes character and charm, with exposed beams and traditional fireplaces.

The property offers an entrance hall with plenty of storage, large living/dining space, sitting room/snug, kitchen, two double bedrooms and a family bathroom.

The property boasts fully stocked cottage gardens to the front and rear with a greenhouse tucked away in the front garden. There is also off-street parking on the front driveway. Both front and rear have established trees, palms and shrubs providing walls of colour during the summer. The walled gardens to the rear are perfect for alfresco dining. There is original 1640 cobblestones to the rear entrance door.

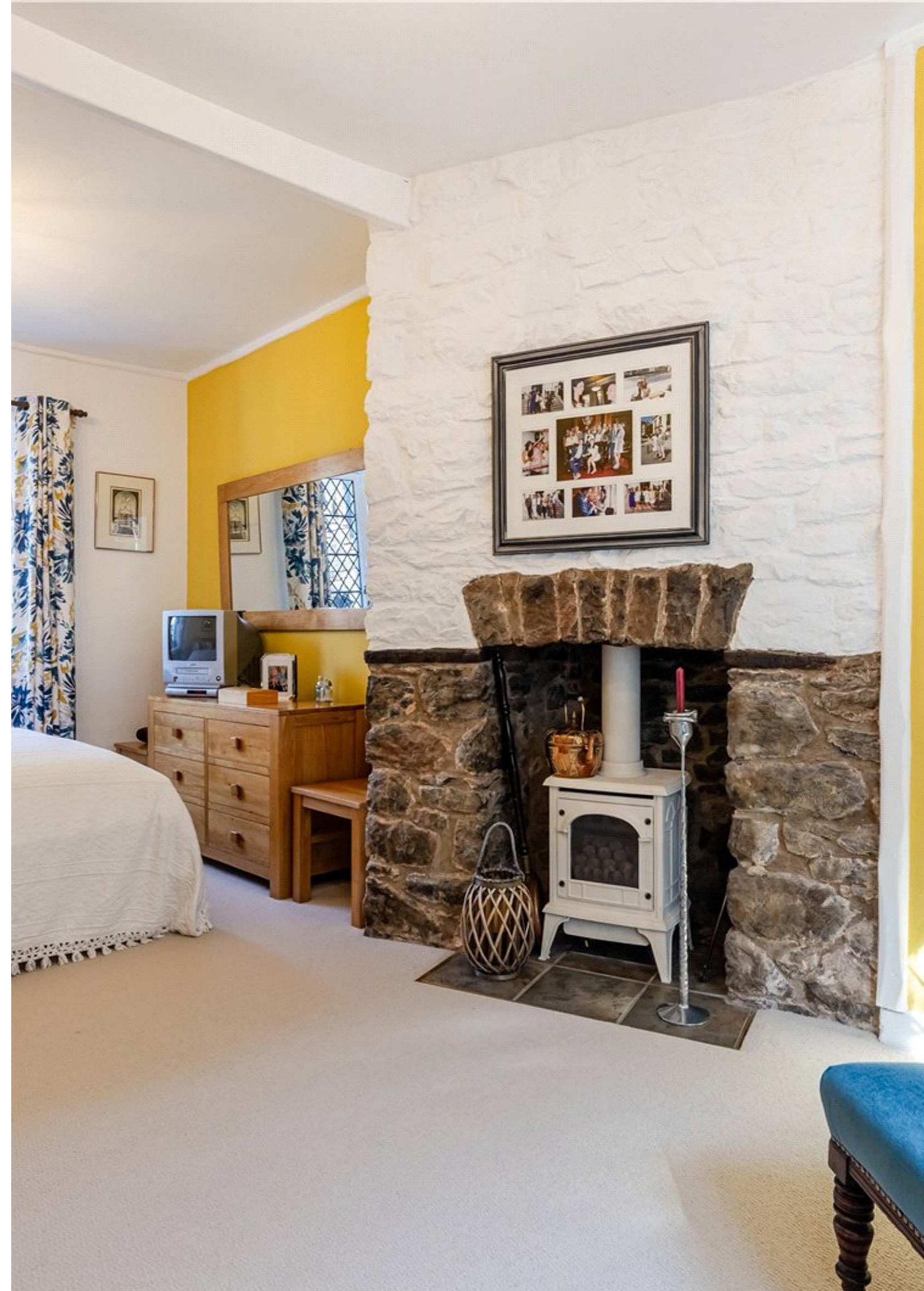
The welcoming village of Marldon offers a comprehensive range of village amenities, which include a village hall, shops, public houses and a primary school. The Torbay ring road is within approximately ½ a mile, which gives ease of access to Newton Abbot and the A380 dual carriageway which links with the M5 near Exeter. Preston and Paignton beaches are just a short drive away. The Medieval town of Totnes is some 5 miles away, with its extensive shopping and schooling facilities together with the mainline railway station giving direct connections to London Paddington.





KEY FEATURES

- NO CHAIN
- Characterful cottage
- Peaceful village location
- 2 double bedrooms
- Low maintenance garden
- Off-street parking





PROPERTY DETAILS

Property Address

Church View Cottage, Church Hill, Marldon, Devon, TQ3 1SF

Mileages

Totnes 6 miles Torquay 3 miles Exeter 20 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: D, Potential: B

Council Tax Band

Band D

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

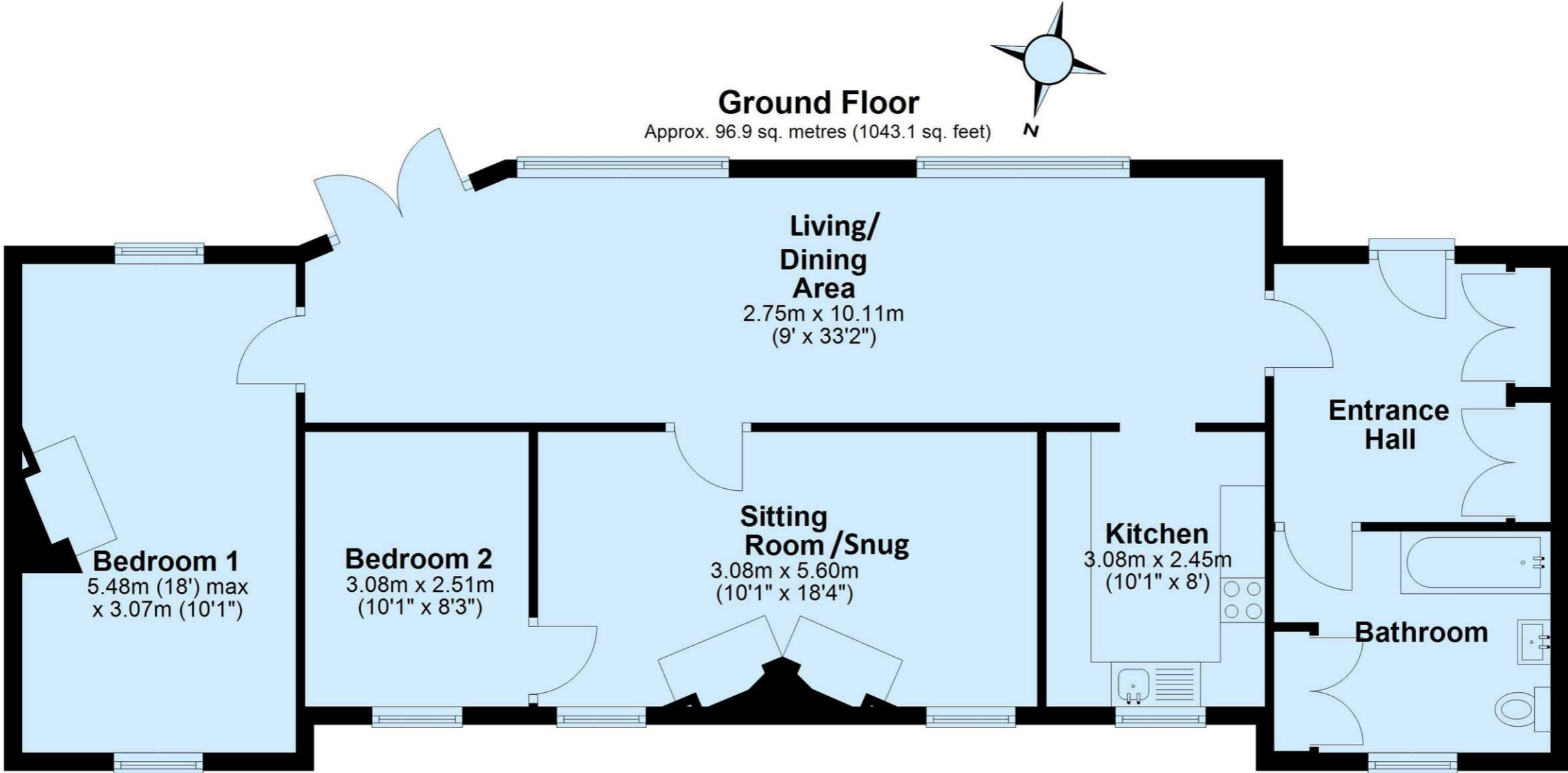
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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FLOOR PLAN



Total area: approx. 96.9 sq. metres (1043.1 sq. feet)



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