

40 BROCKHURST PARK MARLDON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



40 BROCKHURST PARK

An immaculately presented four bedroom detached house set in this highly desirable development in the ever popular village of Marlton.

The house has been beautifully refurbished with a lovely open plan Kitchen/family room with a conservatory/dining room which floods the space with natural light. There is a separate utility room with space for necessary appliances, guest WC, internal garage access and spacious sitting room completing the ground floor accommodation. Upstairs are four good-sized bedrooms and a family bathroom. The master bedroom has built-in wardrobe space and en-suite shower room.

To the front of the property is driveway parking for 2 cars leading to a single garage with Tesla charger. A side gate leads to the rear garden which has a decked terrace, ideal for al fresco dining, steps lead up to a level artificial lawn with a further decked area. The property further benefits from surrounding green open spaces, for public use.

The welcoming village of Marlton offers a comprehensive range of village amenities, which include, shops, public houses and a primary school. The property has excellent transport links for the local secondary schools including grammar schools. 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. 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 with easy connection to St Pancras for Eurostar.





KEY FEATURES

- Detached
- Garage
- Driveway parking for two cars
- Beautifully Presented
- No onward chain
- Popular Village
- Well-maintained rear garden





PROPERTY DETAILS

Property Address

40 Brockhurst Park, Marldon, Paignton, TQ3 1LB

Mileages

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

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: C, Potential: C

Council Tax Band

Band E

Tenure

Freehold

Authority

Torbay 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.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

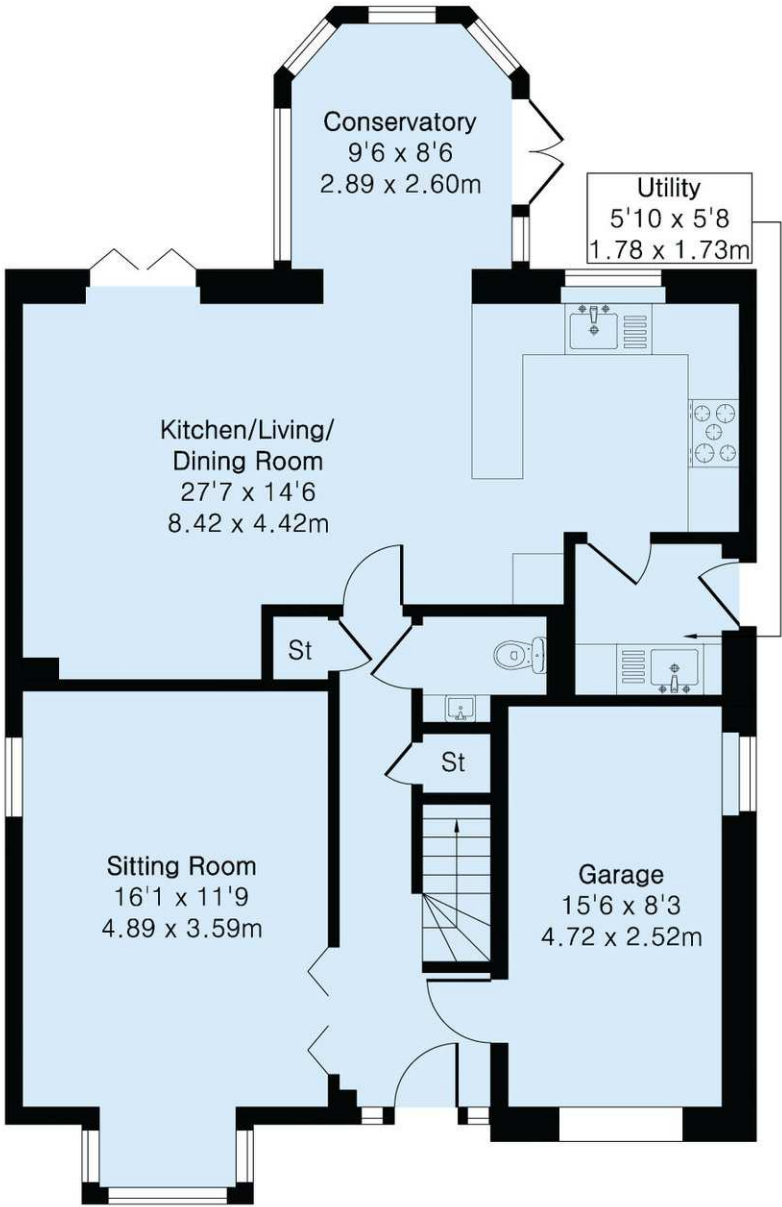
FLOOR PLAN

**Approximate Gross Internal Area 1605 sq ft - 149 sq m
(Excluding Garage)**

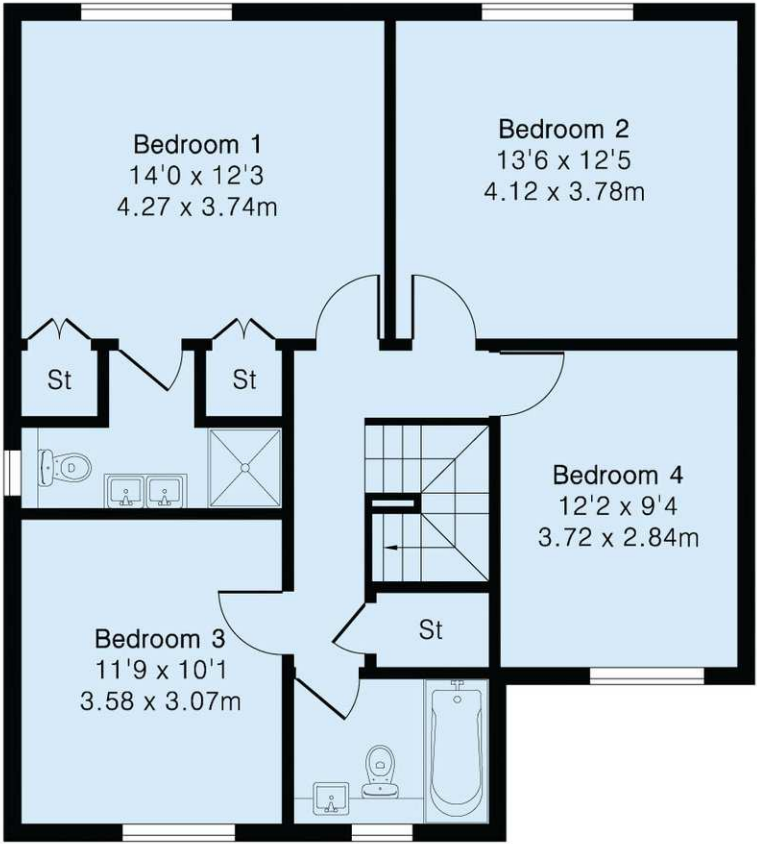
Ground Floor Area 807 sq ft – 75 sq m

First Floor Area 798 sq ft – 74 sq m

Garage Area 128 sq ft – 12 sq m



Ground Floor



First Floor



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