

# THE RIDINGS MARLDON



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



# THE RIDINGS

Sitting in an elevated position offering lovely views over Marldon with bright spacious accommodation to include three double bedrooms, garden, double garage and driveway parking. This superb detached house has been redecorated throughout, is offered with no onward chain, and easy access to all local amenities.

A spacious entrance hall gives internal access to the double garage, downstairs shower room, kitchen/dining room and sitting room. The kitchen/dining room offers plenty of storage space, a breakfast bar and room for all necessary appliances along with ample space for a dining table and chairs. There is also a separate utility room. The sitting room has a feature fireplace and gives access to a study and the garden room. From the entrance hall stairs rise to the first floor to three double bedrooms and the family bathroom.

To the front of the house is a block paved driveway leading to the double garage which has electric door, a pathway leads around the front of the house to the side where there is access to the garden room and a patio area with steps leading up to a lawned section with seating area to the top.

The welcoming village of Marldon offers a comprehensive range of village amenities, which include, 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. 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

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- NO CHAIN
- 3 bedroom family home
- 3 reception rooms, 2 bathrooms
- Excellent village location, close to amenities
- South-facing garden
- Double garage and driveway parking



# PROPERTY DETAILS

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**Property Address**

The Ridings, Village Road, Marldon Paignton, Devon

**Mileages**

Totnes 5 miles Torquay 3 miles Exeter 20 miles (approximately)

**Services**

Mains electric, water and drainage. Gas central heating.

**EPC Rating**

Current: C, Potential: B

**Council Tax Band**

E

**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.



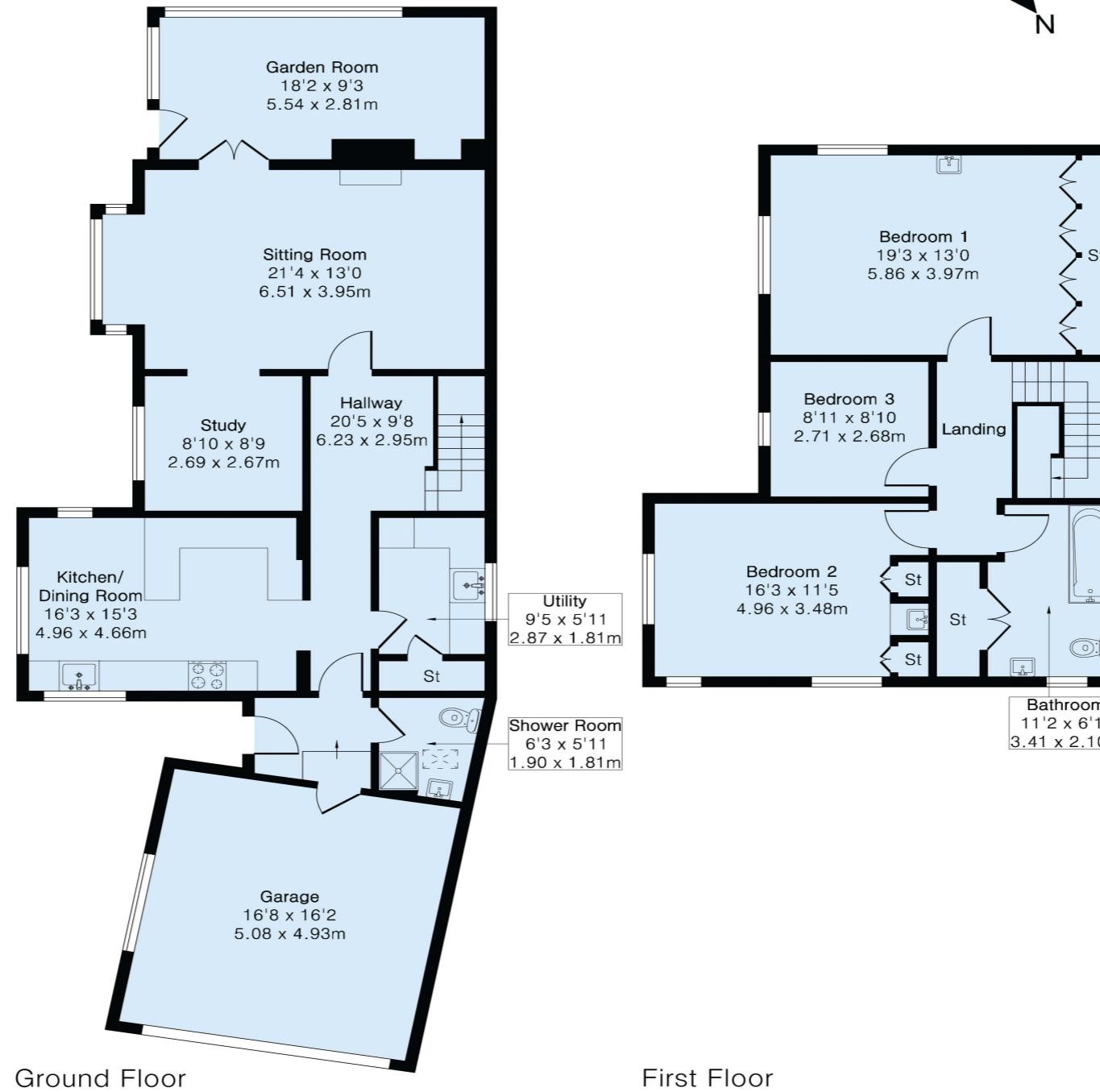
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# FLOORPLAN

**Approximate Gross Internal Area 1979 sq ft - 183 sq m  
(Including Garage)**

Ground Floor Area 1264 sq ft – 117 sq m

First Floor Area 715 sq ft – 66 sq m





  
**MARCHAND PETIT**  
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01803 839190

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Modbury  
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01752 873311

Salcombe  
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