



Marldon, Paignton

2x  x 

ENERGY
RATING
D68

- Video Walk-through Available
- 2 Bedroom Semi-Detached House
- Kitchen/Diner and Utility
- Double-Aspect Master Bedroom
- Family Bathroom & Ground Floor WC
- Generous Gardens
- Ideal First or Family Home
- Sought-After South Hams Location
- Convenient for Marldon Primary School
- Half a Mile from A380

Guide Price:
£265,000
FREEHOLD

11 Furzegood, Marldon, Paignton, TQ3 1PH



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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A deceptively spacious semi detached home located in a highly sought-after village location and enjoying distant views towards The Moor. The superbly presented accommodation boasts two double bedrooms, a dual-aspect lounge with wood burner and a modern fitted kitchen/dining room and bathroom along with a utility and cloakroom/WC. Gas central heating and double glazing are installed and outside there are lovely generous sized front and rear gardens. Internal viewings come highly recommended to appreciate the desirable village location and accommodation on offer.

The property is situated in the pretty South Hams village of Marldon, bordering 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.

The Accommodation: A part obscure-glazed entrance door leads to the entrance hallway with stairs to first floor and a multi glazed door to the lounge which is light and airy being dual aspect with windows to front and rear and inset woodburning stove. The kitchen/dining room is also dual aspect with UPVC double glazed windows to front and rear and fitted with a modern range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, integrated double oven, hob and dishwasher with space for fridge. Part obscure-glazed door to the utility/rear porch with plumbing for washing machine, space for tumble dryer, window to side enjoying pleasant countryside views and a part-glazed door to front. There is also a cloakroom/WC off the utility with low-level WC, vanity wash basin and obscure-glazed window.

On the first floor there is a window to rear overlooking the garden and access to loft. Bedroom one is also light and airy, being dual-aspect with windows to front enjoying views towards Dartmoor in the distance and the rear overlooking the garden and a range of fitted bedroom furniture. Bedroom two has a window to front enjoying distant views towards the Moor and storage cupboard. There is

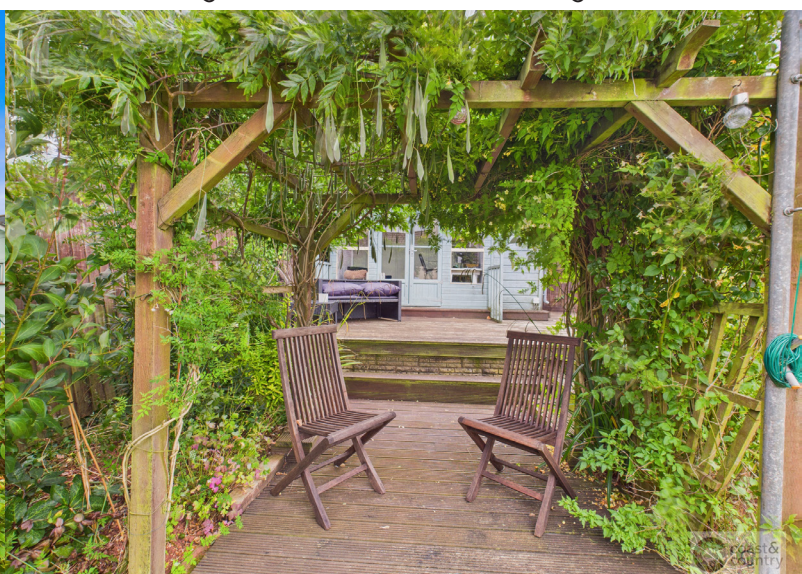
a modern bathroom with white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, vanity wash basin and obscure-glazed window.

Gardens: Outside to the front a shared path leads to a gate with crazy paved path to front door and large lawned area with established shrubs and path extends along the side to the rear garden which is of a generous size predominantly laid to lawn with flower and shrubs beds, patio area, timber decked area with Pergola, two summer houses one which is used as a home office and the other one currently used for storage but could be used as a bar/gym and both have power and light.

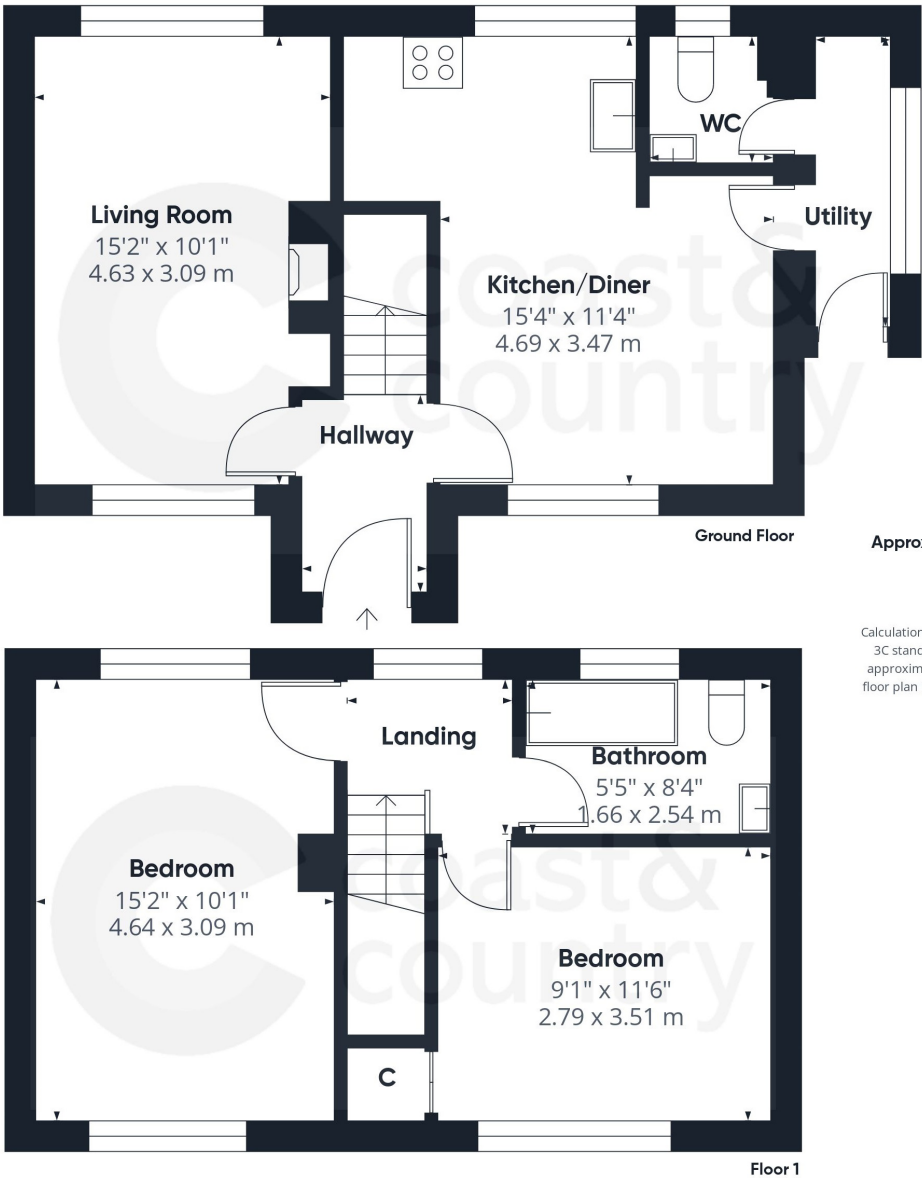
Parking: On street.

Directions:

From Newton Abbot take the A381 Totnes Road. Follow the road to Ipplepen and turn left by the Texaco garage signposted for Compton. Follow the lane for approximately 3 miles, passing Compton Castle on the right hand side. Continue along the road and turn right signposted Church House Inn. Continue along the lane and through the village where Furzegood can be found on the right.



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Approximate total area

766 ft²
71.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains gas. Mains drainage. Mains electricity.

Three Year Devon Rule: A S157 Notice / Restrictive Covenant applies to this property. It can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase. At the discretion of The South Hams District Council, a cumulative total of seven years residency in the South Hams within the last twenty years, may be accepted.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.