



Marldon, Paignton

5x  2x 

ENERGY RATING D59

- Video Walk-through Available
- Spacious Detached Dormer Bungalow
- 5 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Modern Kitchen & Bathroom
- Front & Rear Garden & Additional Garden
- Driveway & Garage
- Sought-After Village Location
- Open Views
- Viewings Recommended

Guide Price:
£525,000
FREEHOLD

17 Vicarage Hill, Marldon, Paignton, TQ3 1NH



1000s of homes sold in Teignbridge

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

17 Vicarage Hill, Marldon, Paignton, TQ3 1NH

A unique five-bedroom detached dormer bungalow with superb rural views towards Dartmoor, with ample parking, good sized rear garden and an additional garden space, this spacious property would be the perfect fit for a large family looking to relocate to one of South Devon's finest villages.

Marldon is highly sought-after as it offers the perfect mix of village life and convenience, due to its proximity to the dual-carriageway, and it having a primary school, shops and pubs.

The Accommodation:

Entering the property, you are greeted with an inviting entrance hallway with light décor and modern insulated vinyl flooring which runs throughout the main ground floor rooms. The master bedroom is on the ground floor which is an excellent size, boasting a bay window, a good dressing area and an en-suite shower room. Occupying another good-sized, bay fronted room across the hallway is a superb and recently installed solid ash kitchen including gas hob, two electric ovens, integrated full height fridge and freezer and a dishwasher as well as excellent worktop and storage space. A door leads to a second reception room, currently used as a play room but which could make an excellent formal dining room, snug or family room. Well-lit by a sky light, this room has a door to the rear garden and houses a useful airing/boiler cupboard space. To the rear of the property is a generous lounge/diner. Originally two rooms this space is very impressive and currently houses a very large sofa and there are French doors enjoying fantastic views across the village and to the moors beyond. Off the lounge/diner is a conservatory and utility room with space and plumbing for a washing machine.

Upstairs there are four bedrooms, three good-sized doubles and a small double or large single, and a recently installed family bathroom with shower above the bath. The staircase, the landing and all the bedrooms have been freshly carpeted and decorated in light colours, creating the perfect blank canvas for the lucky new owners. The property benefits from gas central heating and is double

glazed throughout.

Outside:

The front garden is raised up above the driveway, mainly laid to lawn with a seating area in front of the kitchen window. A path leads to the rear garden which is predominantly paved for ease of maintenance and from which some lovely open views can be enjoyed. Purchased from a neighbour, a gate leads to a separate garden. The current owners had intended to install a summer house in this area and the footings and power for this have been installed if the new owners wished to continue with this plan. Alternatively, the space would be ideal for a veg plot or installation of a hot tub.

Parking:

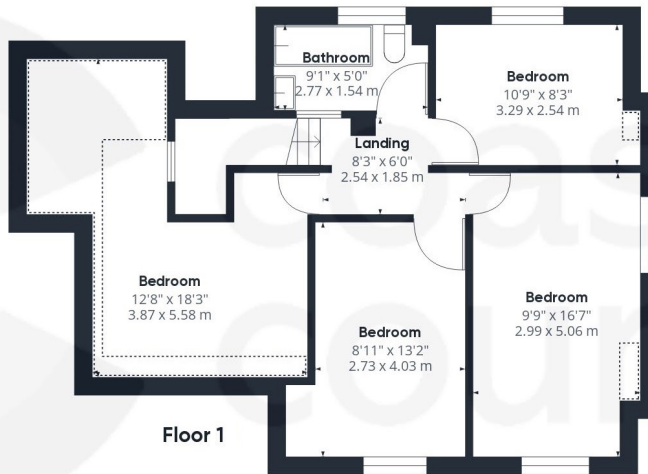
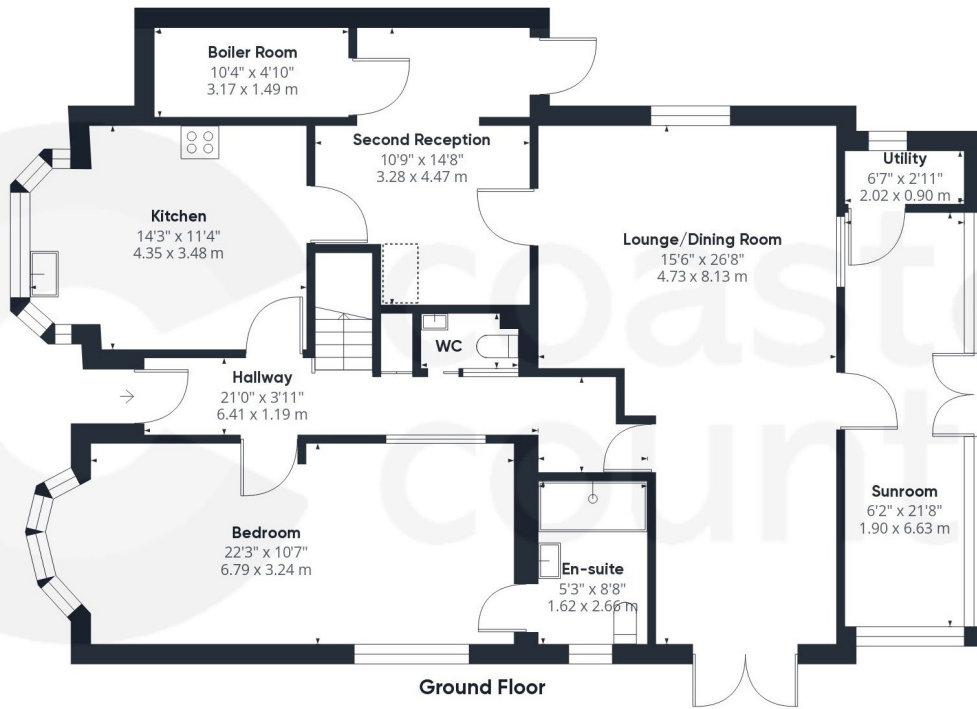
Driveway parking for several vehicles to the front and side with a single detached garage which has power and lighting.

Directions:

From Newton Abbot Penn Inn Roundabout, take the Torquay exit and take the A380 South Devon Expressway, following signs for Paignton. Go straight ahead at the first roundabout (Gallows Gate) and at the second, take the 3rd exit into Preston Down Road. At the roundabout turn right onto Vicarage Hill, the property can be found on the left hand side.



17 Vicarage Hill, Marldon, Paignton, TQ3 1NH



Approximate total area

9162.69 ft²
848.34 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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.