



12 Nether Meadow, Marldon

Paignton

Guide Price £300,000

ABSOLUTE



12 Nether Meadow

Marldon, Paignton

This semi-detached dormer bungalow boasts a tranquil location in a quiet cul-de-sac, offering a peaceful retreat in the sought-after South Hams village. This property features two bedrooms, with the principal bedroom enjoying the luxury of an ensuite shower room and a spacious walk-in wardrobe, providing ample storage space.

Upon entering, you are greeted by a welcoming living room that features a cosy log burner, perfect for those chilly evenings. The light and airy modern fitted kitchen provide a stylish and functional space for cooking and entertaining, while a separate dining area and conservatory offer additional living space and a seamless transition to the rear garden.

Comfort and convenience are further emphasised by the presence of a shower room/WC, ensuring practicality for every-day living. The property also benefits from driveway parking and a garage, complete with under house storage.

Beyond the main dwelling lies a delightful studio/workshop equipped with both electrics and plumbing, providing ample opportunity for creative pursuits or practical endeavours.

The property's enviable location offers easy access to a host of local amenities, including a nearby school, shops, and charming inns, ensuring that all daily necessities are within reach. With front and rear gardens enhancing the property's appeal, this is a truly exceptional opportunity.



GARDEN

To the front is a small lawned garden with mature shrub surround. A side gate leads to the rear garden which has been landscaped with multiple decked areas for al fresco dining and a lawned area.

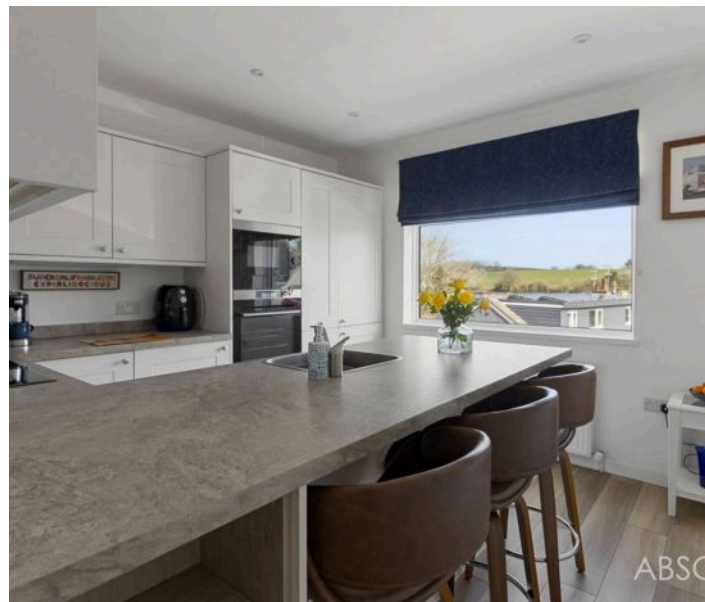
DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

Good size garage with light and heating. Potential space for further storage or workshop.



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Lovely village location with convenient access to Paignton, Newton Abbot, Torquay and Totnes. The village of Marldon is well served by various amenities including local shops, hair salon, primary school, inns and regular bus service. Paignton town centre offers a range of shopping plus cafes, bars and restaurants. There is a lovely sandy beach, pleasure green, pier and picturesque harbour. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

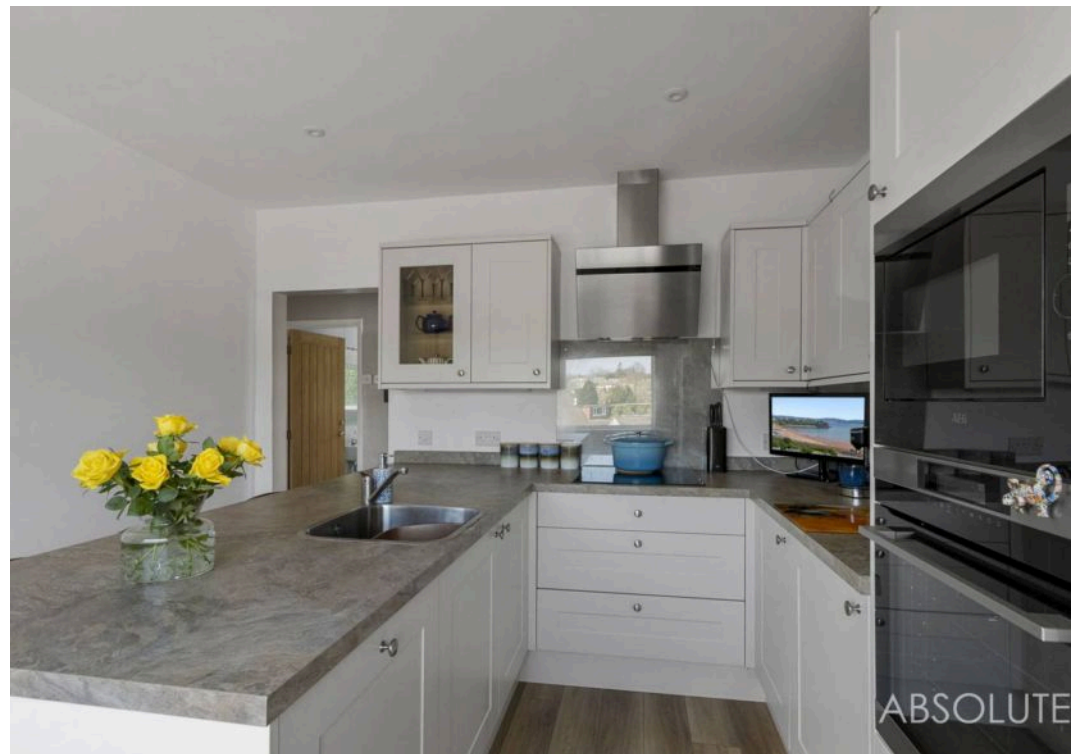
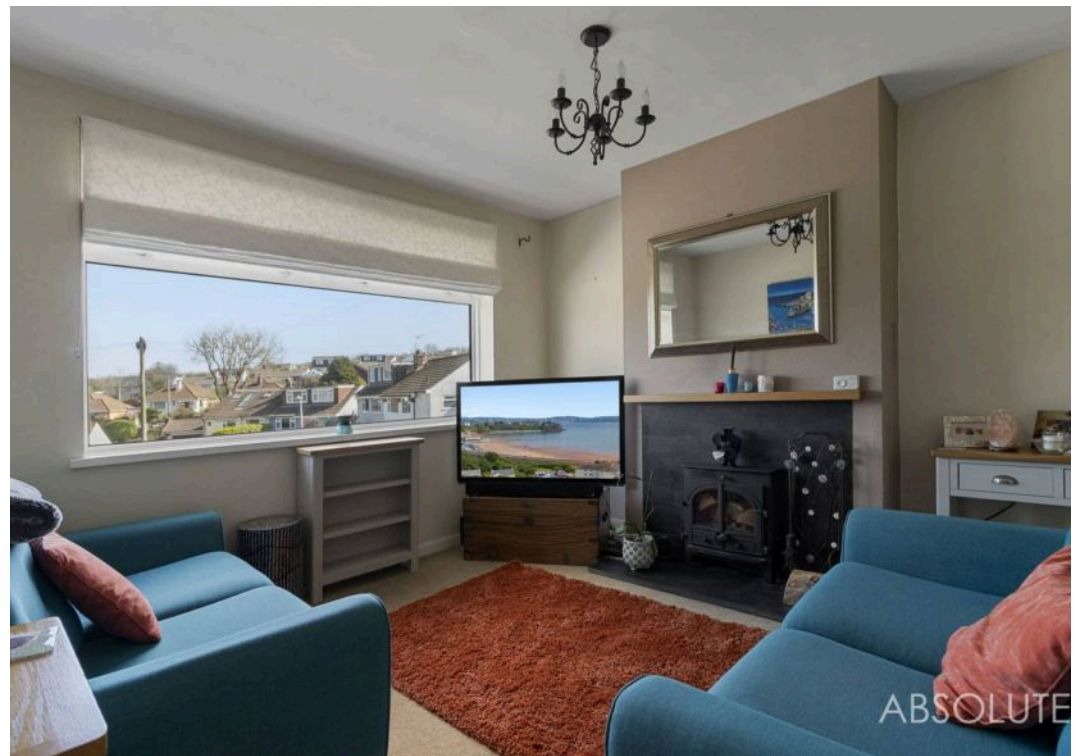
EPC Environmental Impact Rating: D

- Semi-detached dormer bungalow located in a quiet cul-de-sac
- Two bedrooms with principle bedroom benefiting from ensuite & walk-in wardrobe
- Living room with log burner
- Light modern fitted kitchen
- Shower room/WC
- Dining area and conservatory leading to the rear garden
- Driveway parking and garage with further under house storage
- Front & rear gardens
- Studio/workshop with electrics and plumbing
- South Hams village close to local amenities including school, shops and Inns.



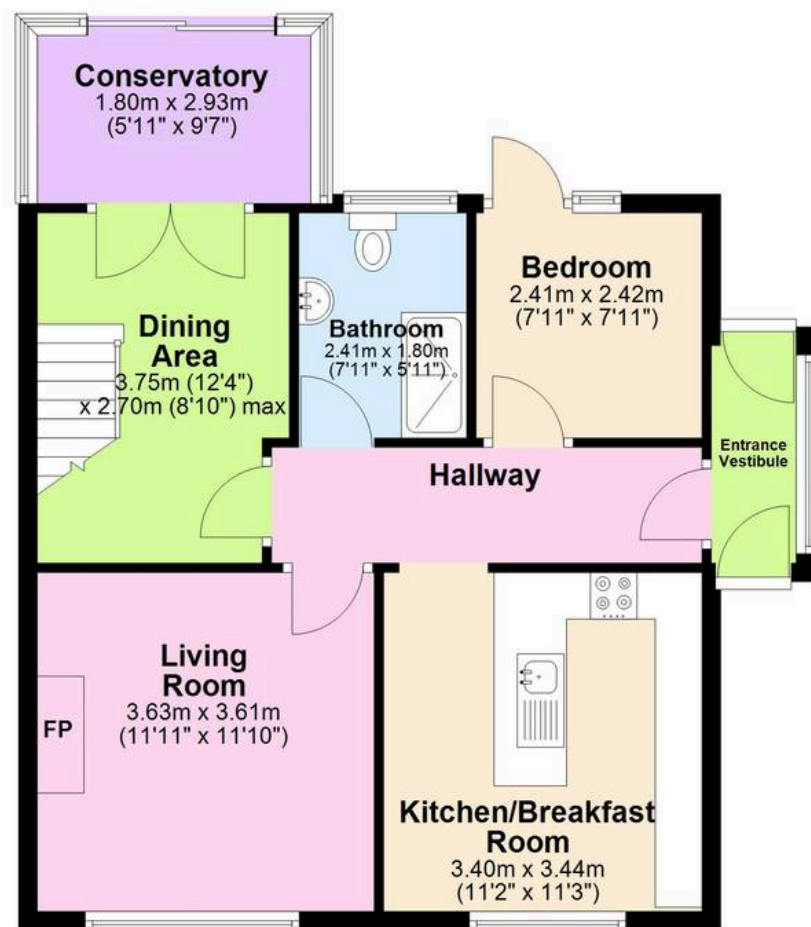


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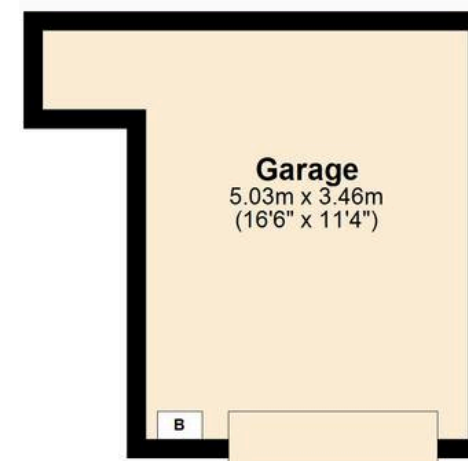
Ground Floor

Approx. 69.2 sq. metres (744.9 sq. feet)



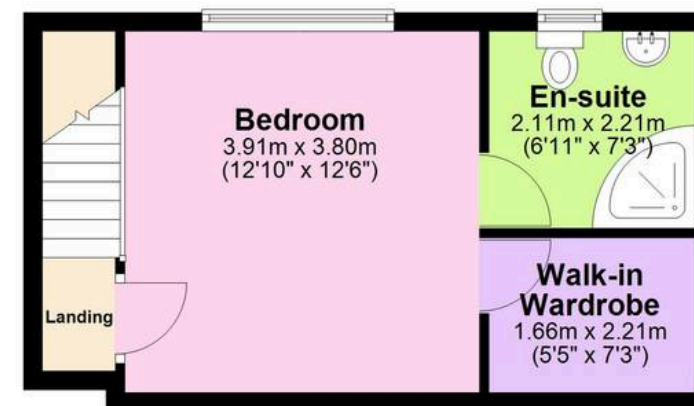
Basement

Approx. 19.3 sq. metres (207.8 sq. feet)



First Floor

Approx. 23.8 sq. metres (256.2 sq. feet)



Total area: approx. 112.3 sq. metres (1208.9 sq. feet)





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