



- 🏠 A four bedroom, two reception room, two bathroom detached house with off road parking and gardens.....
- 🏠 And a two bedroom detached annexe with open plan ground floor living room/kitchen, cloakroom, two bedrooms both with en-suites, garden, integral garage and parking.
- 🏠 Viewing advised to appreciate the accommodation on offer.



Barnfield is a detached home situated in the popular village of Marldon with well presented and well laid out accommodation arranged over two floors. The property also benefits from parking, gardens and a two bedroom detached Annexe with garage.

Barnfield has a well fitted kitchen with a range of wall and base level units, built under oven, 4 ring induction hob with stainless steel chimney style extractor over, breakfast bar with space and electrics for fridge and freezer. There is a utility cupboard which houses the gas fired boiler and has space and plumbing for washing machine. The lounge is a spacious dual aspect room with stone walls and a large window to the front of the property. On the ground floor there is also a dining room, bedroom and bathroom fitted with suite comprising panelled bath, low level WC and pedestal wash hand basin. On the first floor are three further bedrooms and family bathroom fitted with suite comprising panelled bath with shower over and shower screen, low level WC, bidet and pedestal wash hand basin.

The annexe is a well presented detached two bedroom property with open plan living on the ground floor. The kitchen is fitted with wall and base level units with built under oven, 4 ring gas hob with extractor over and a breakfast bar. There is a ground floor cloakroom, entrance hall and stairs rising to the first floor with storage cupboard under. On

the first floor are two bedrooms, both with fitted wardrobes and en-suites. The annexe benefits from an integral garage accessed from Weekaborough Drive with parking and an internal door into the open plan ground floor living room.

Outside of the property the gardens surrounding both Barnfield and the annexe are mainly laid to lawn with beds and borders stocked with a variety of plants and shrubs.

A driveway provides ample off road parking.

Barnfield is freehold and is connected to all mains services with gas fired central heating. Council tax band: E - South Hams District Council

For more information, or to make an appointment to view, please contact the office on 01803 866336.



Our View "Ideal home and income or for multi-generational living"



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

80 agents in the South West



Barnfield Annex, Weekborough Drive, Marldon
 Total Area: 80.5 m² ... 866 ft² (excluding garage)
 All measurements are approximate and for display purpose only.



Barnfield, Vicarage Road, Marldon



Reference: 8390-7922-6060-9874-9202
 Address: Barnfield, Vicarage Road, Marldon, Paignton, TQ3 1NN

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs	A (92-100)	A (92-100)
Energy efficient - lower running costs	B (81-91)	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)	C (69-80)
Below average energy efficiency - higher running costs	D (55-68)	D (55-68)
Poor energy efficiency - higher running costs	E (39-54)	E (39-54)
Very poor energy efficiency - higher running costs	F (21-38)	F (21-38)
Worst energy efficiency - higher running costs	G (1-20)	G (1-20)

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (92-100)	A (92-100)
Environmentally friendly - lower CO ₂ emissions	B (81-91)	B (81-91)
Decent environmental friendliness - lower CO ₂ emissions	C (69-80)	C (69-80)
Below average environmental friendliness - higher CO ₂ emissions	D (55-68)	D (55-68)
Poor environmental friendliness - higher CO ₂ emissions	E (39-54)	E (39-54)
Very poor environmental friendliness - higher CO ₂ emissions	F (21-38)	F (21-38)
Worst environmental friendliness - higher CO ₂ emissions	G (1-20)	G (1-20)



ESTATE AGENTS
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Barnfield, Vicarage Road, Marldon, Paignton, Devon, TQ3 1NN
 Ref: DWO02251
£675,000
 01803 866336
 woodshomes.co.uk