



Marldon Cross Hill, Marldon, Paignton

£279,950



**WILLIAMS HEDGE**  
estate agents



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28 MARLDON CROSS HILL, MARLDON, PAIGNTON, DEVON TQ3 1PA  
Semi Detached Bungalow | Sought-After Village Location | Tarmac Driveway (Narrow Approach)  
Entrance Porch | Reception Hall | Sitting Room with Bay Window | Dining Room | Kitchen  
Two Bedrooms | Shower Room | WC | Gas Central Heating | Double Glazing  
Front & Rear Gardens

A semi detached bungalow with excellent potential in the sought-after village of Marldon.

Marldon is a popular South Hams village and offers a range of local amenities including a post office and convenience store, public houses, primary school and bus service. Marldon is also well placed for easy access to the Ring Road linking the remainder of Torbay, the A380 for Exeter, M5 and beyond.

Approached from the road a tarmac driveway leads to the front of the property and to the front garden which is mainly laid to lawn with hedgerow screening and some far reaching views towards Dartmoor. Once inside, an entrance porch opens into the reception hallway and the accommodation which comprises a sitting room with bay window to the front aspect, dining room with archway through to kitchen, two bedrooms, shower room and a WC. The property has uPVC double glazed windows and gas central heating. To the rear of the property is a good-sized and enclosed near level garden. An internal inspection is highly recommended in order to appreciate the potential on offer and the superb village location.

### The Accommodation Comprises

UPVC obscure glazed door to

**ENTRANCE PORCH** - 1.09m x 0.61m (3'7" x 2'0") Light point, multi paned double doors to

**RECEPTION HALL** Hatch to loft space, picture rails, wall light points, radiator with thermostat control, telephone point, doors to

**SITTING ROOM** - 4.32m x 3.35m (14'2" x 11'0") Textured ceiling with pendant light point, uPVC double glazed bay window to front aspect, radiator, picture rails.



**DINING ROOM** - 3.28m x 2.69m (10'9" x 8'10") Light point, uPVC double glazed window to side, radiator with thermostat control, fitted cupboards to chimney recess, opening to



**KITCHEN** - 2.72m x 1.65m (8'11" x 5'5") Strip light, uPVC double glazed windows to rear and side, fitted kitchen comprising base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, tiled surrounds, eye-level cabinets, space for gas cooker, space for under worktop fridge or freezer, space and plumbing for washing machine, wall mounted boiler, uPVC double glazed door opening onto the rear garden.



**BEDROOM ONE** - 3.23m x 3.07m (10'7" x 10'1") Pendant light point, picture rails, uPVC double glazed window to rear aspect, radiator with thermostat control.

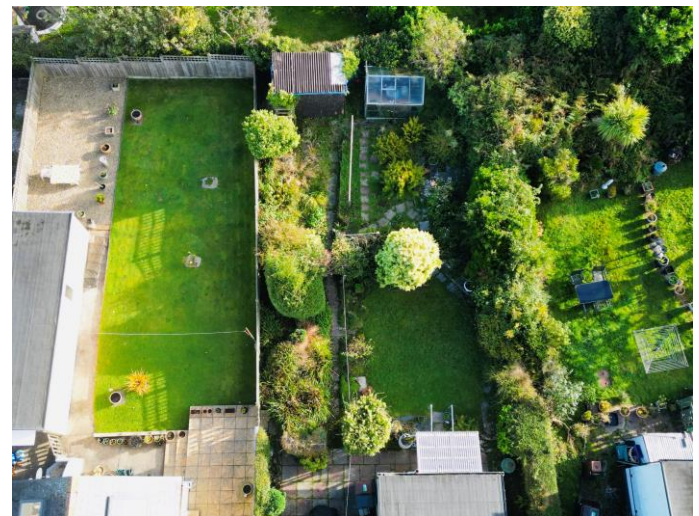


**WC** - 1.68m x 0.66m (5'6" x 2'2") Light point, obscure glazed window, WC.

**OUTSIDE**

**FRONT** A tarmac driveway leads to a level lawned front garden with hedgerow screening and a pathway leading to the front door. The garden enjoys a Westerly aspect with some far-reaching views towards Dartmoor.

**REAR** At the rear is a near level garden accessed from the kitchen with pathway leading to the side. A concrete pathway leads through the garden with a lawned section and additional planting/patio area to the rear section with garden shed and greenhouse.



**BEDROOM TWO** - 3.23m x 3.07m (10'7" x 10'1") Pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control, feature tiled fireplace.



**SHOWER ROOM** - 2.18m x 1.7m (7'2" x 5'7") Coved ceiling pendant light point, uPVC obscured glazed window. Comprising shower enclosure with electric shower and sliding door, pedestal wash hand basin, radiator with thermostat control, cupboard housing the hot water cylinder with slatted shelving over, door to



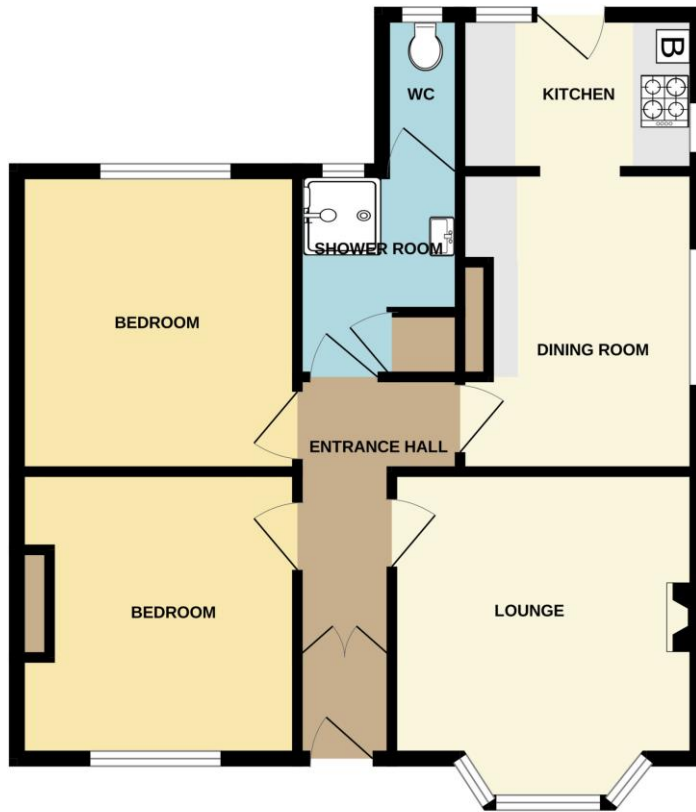
Age: (unverified)	Stamp Duty:* £1,497 at asking price
Council Tax Band: C	Tenure: Freehold
EPC Rating: E	
Services -	
Electric Meter Position:	Gas Meter Position:
Boiler Position:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: Approx 58 Sqm	Square foot: Approx 624 sqft

**DISCLAIMER:** The information provided by the seller and associated websites is accurate to the best of our knowledge.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

GROUND FLOOR  
58.0 sq.m. (624 sq.ft.) approx.



TOTAL FLOOR AREA : 58.0 sq.m. (624 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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