



37, Peters Crescent, Marldon, Paignton, TQ3 1PQ



Torquay 4 miles, Totnes 5 miles, Exeter 22 miles

An impressive and tastefully presented bungalow situated in a popular village between Totnes and the English Riviera.

- Comprehensively modernised
- Semi-detached bungalow
- Easy access to the coast
- Close to village amenities
- Pleasant reception spaces
- 3 Double bedrooms
- Ample off-road parking
- South-west facing garden
- Freehold
- Council tax band: D

Offers In Excess Of  
£425,000

### SITUATION

The property is situated close to the old centre of 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.

### DESCRIPTION

This detached bungalow has been comprehensively renovated and extended to provide high-specification living throughout. The interior is characterized by light, well-proportioned rooms featuring quality finishes such as oak internal doors and stripped wooden flooring. Key features include a triple-aspect lounge with a limestone fireplace, a contemporary kitchen with integrated appliances, and a separate dining room with bi-fold doors. The property offers versatile bedroom accommodation with multiple en-suite facilities, all maintained to an exceptional standard.

### ACCOMMODATION

The reception hall features stripped wooden flooring and oak double doors leading through to the principal rooms. The lounge is a spacious, triple-aspect room centered around a limestone fireplace with an inset gas fire. The kitchen is fitted with a range of contemporary units and includes a suite of integrated appliances comprising a five-ring gas hob, extractor hood, oven, microwave, dishwasher, fridge, and freezer. To the side of the property, a conservatory is currently utilized as a utility area. The separate dining room is located to the rear, featuring bi-fold doors that provide access to the garden. Accommodation further includes three bedrooms; the primary and third

bedrooms share a Jack & Jill en-suite bathroom, while the second bedroom benefits from an additional en-suite shower room. A separate family bathroom is fitted with a modern three-piece suite.

### OUTSIDE

The property is approached via a generous tarmac driveway providing off-road parking for 4/5 vehicles. The rear garden has been designed for low maintenance and entertaining, featuring extensive wooden decked areas with balustrades, perfect for outdoor seating or dining and equipped with outside power points. This leads to an enclosed level lawned area, with the entire space secured by timber paneled fencing for privacy. To the far boundary, there is a useful garden shed and a versatile summer house, currently utilized as a home office/studio.

### SERVICES

All mains services connected. Gas-fired central heating. Ofcom advises that ultrafast broadband and mobile coverage via the major providers is available.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

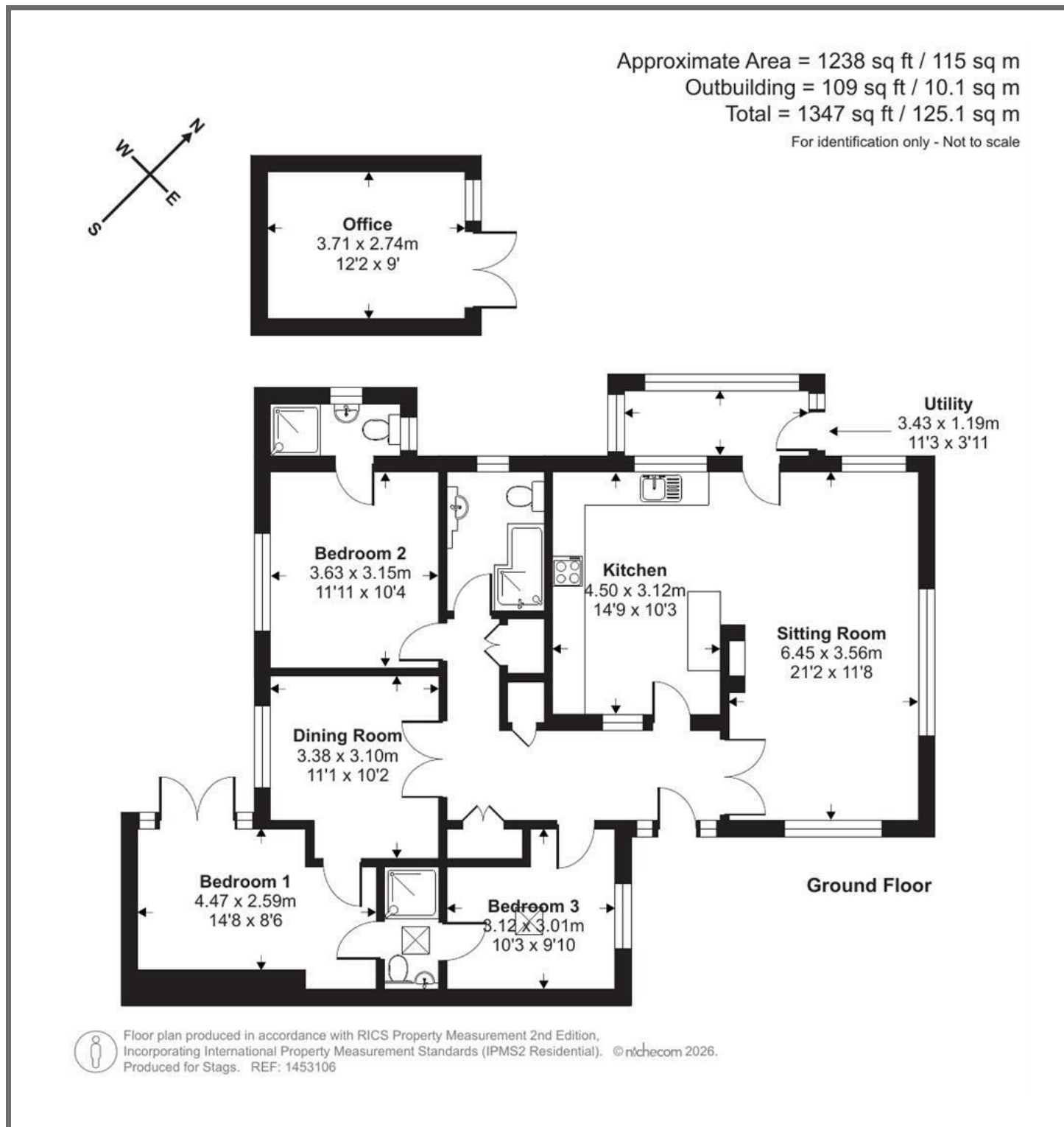
### DIRECTIONS

From Totnes proceed on the A385 towards Paignton. After approximately 1 mile, turn left towards Berry Pomeroy. Proceed through the village towards Marldon. Upon reaching the mini roundabout in the village of Marldon turn left onto Marldon Cross Hill, continue down the hill, passing the shop on your left hand side and, opposite the primary school, turn right onto Millmans Road. Proceed to the end of the road and follow it around to the right as it becomes Peters Crescent, the property can be found on the right hand side.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (49-54) E                                   |         |           |
| (41-48) F                                   |         |           |
| (35-40) G                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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