

## The Accommodation

- ENTRANCE HALLWAY
- LIVING ROOM
- EXTENDED KITCHEN/DINING ROOM
- 3 DOUBLE BEDROOMS (1 EN-SUITE SHOWER ROOM & WC)
- DOWNSTAIRS SHOWER ROOM & WC
- SUN ROOM
- UTILITY ROOM
- GAS CENTRAL HEATING
- PVCU DOUBLE GLAZING
- SINGLE GARAGE
- DRIVEWAY WITH OFF-ROAD PARKING FOR 2 VEHICLES
- LEVEL CORNER PLOT FRONT, SIDE & REAR GARDENS
- CUL-DE-SAC LOCATION IN PRIVATE ROAD
- INTERNAL VIEWING HIGHLY RECOMMENDED

DBN3838



## Brief Description

Situated on the edge of the popular village of Marldon, being within easy reach of the local village shops, including a post office, newsagent and convenience store. The property is located in a private cul-de-sac road and gives easy access across the ring road to the nearby towns of Torquay, Newton Abbot, Brixham and Totnes.

This well presented detached bungalow is set on a completely level plot with corner plot front, side and rear gardens, which are a particular feature of the property. The bungalow has been well maintained and transformed by the current owners, with the accommodation offering entrance hallway, living room, extended good size kitchen/dining room with integrated appliances, 2 double bedrooms on the ground floor, and downstairs shower room, sun room and utility room off the kitchen/dining room. On the first floor, there is the master bedroom, having an en-suite shower room & w.c. The property benefits from gas central heating, PVCu double glazing together with a single garage and off-road parking. The property offers potential for further development or extension.

Viewing is highly recommended to appreciate the accommodation on offer.



**DETACHED CORNER PLOT  
BUNGALOW SET IN  
CUL-DE-SAC LOCATION IN  
MARLDON**



# Energy Efficiency Rating

Current	Potential
68	81

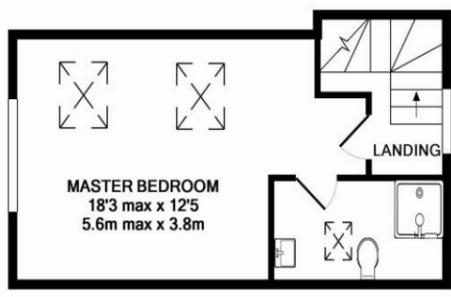
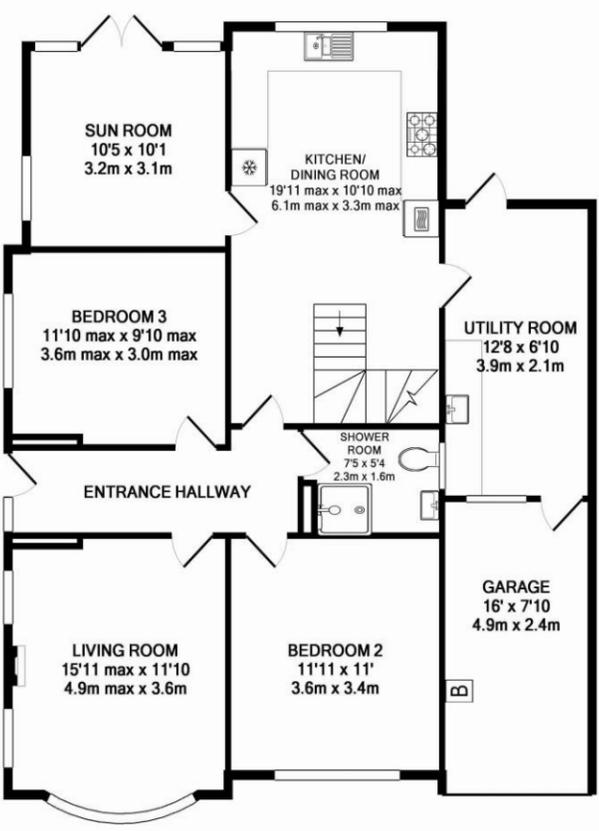
Very energy efficient - lower running costs

(92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G

Not energy efficient - higher running costs

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GROUND FLOOR

1ST FLOOR

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