



ABSOLUTE

Moorview Crescent, Marldon, TQ3 1BR

Guide Price: £425,000 Tenure: Freehold



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A well presented 3 bedroom detached family house built in 2017

- Modern detached family home
- Three bedrooms
- Small select development
- Downstairs WC
- En-suite shower room
- Modern kitchen/dining room
- Sought after village location
- Moorland views
- Lovely enclosed rear garden, garage and parking
- EPC - B / Council tax band - D



This lovely 3 bedroom detached house is situated in a select development in the sought after village of Marldon, with a great garden, garage and additional parking.

This 3 bedroom detached house is beautifully presented throughout with comfortable light and airy rooms. The accommodation briefly comprises of an entrance hallway, downstairs cloakroom/WC, a modern fitted kitchen with integrated appliances including a double electric oven, 5 ringed gas hob unit, extractor hood and a dishwasher. There is a well proportioned breakfast bar and space for a table and chairs. Bifold doors lead to the rear garden. There is a useful under-stair utility cupboard with plumbing for a washing machine and space for a tumble dryer. Also on the ground floor there is a lovely lounge with windows overlooking the front of the property. On the first floor there are 3 bedrooms, the main bedroom having built in mirror fronted wardrobes and a spacious en-suite with a large shower cubicle with a waterfall shower head, pedestal wash-hand basin and low level WC. There is a good sized family bathroom fitted with a three piece suite and attractive tiling.



Outside the property benefits from an enclosed rear garden, comprising of a wooden decked patio area, beyond which is a laid to lawn garden with paving stones leading to the side access of the garage. The garage has electric light and power and overhead storage. There are 2 parking spaces in front of the garage.

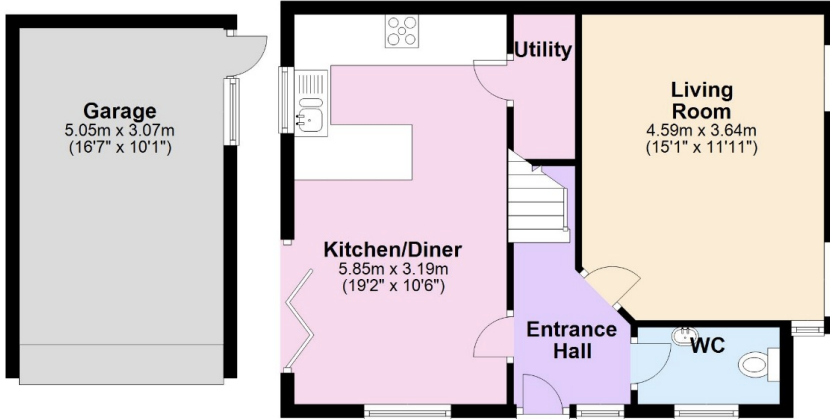
The property occupies a convenient location, being close to local shops, a primary school and public houses and is approximately 5 miles from the ancient town of Totnes and approx 3 miles to Paignton town centre. The Kingskerswell link road is within close proximity which connects to Newton Abbot with its main line railway link to London Paddington and Exeter with its regional airport. There are some fabulous walks nearby and the popular John Musgrove walk leads to Totnes. An early inspection is essential to fully appreciate the accommodation on offer.



What3Words uPn:
<https://what3words.com/drives.lance.goats>

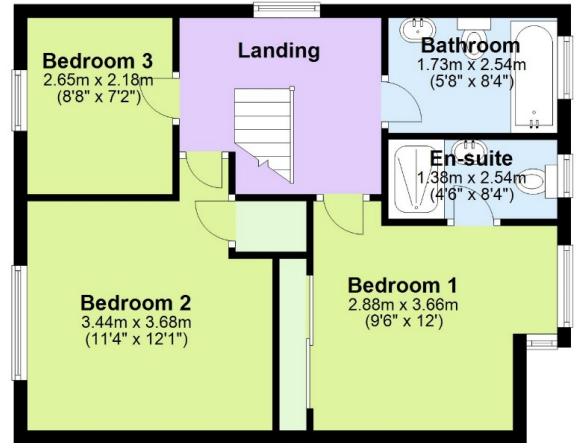
Ground Floor

Approx. 61.1 sq. metres (658.0 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



Total area: approx. 109.4 sq. metres (1177.3 sq. feet)

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