



Magnolia Cottage Marldon Cross Hill, Marldon – TQ3 1SD

Paignton

£320,000

ABSOLUTE



Magnolia Cottage Marldon Cross Hill

Marldon, Paignton

1. This delightful 3-bedroom barn conversion is a true gem, situated in a small select development and offering a picturesque courtyard setting. As you step inside this charming home, you'll be greeted by a lovely lounge/diner which leads through to a modern fitted kitchen boasting beautiful wooden worktops and integrated appliances. There is also the benefit of a conservatory which overlooks the rear garden.

The property benefits from an en-suite shower room and a family bathroom, providing convenience for the whole household. With gas central heating and double glazing throughout, comfort and energy efficiency are guaranteed. What truly sets this property apart are the open countryside views enjoyed from the two main bedrooms, allowing you to wake up to the beauty of nature each morning. This barn conversion also offers easy access to a range of local amenities, including shops, a primary school, the village green, and bus services. With an EPC rating of D and council tax band C, this well-presented home is a fantastic opportunity to enjoy comfortable living in a desirable location.



2. The outside space of this property offers a charming retreat from the hustle and bustle of every-day life. At the rear of the property, you'll find a pretty enclosed block-paved garden, complete with raised stone flower beds and panelled fencing for privacy. This well-maintained outdoor area provides the perfect setting for al fresco dining, or simply unwinding with a good book. Additionally, an outdoor timber shed offers convenient storage space for all your garden essentials.

To the front of the property, there are two allocated parking spaces, ensuring that parking is never a hassle. Whether you're a first-time buyer, a growing family, or looking to downsize, this property offers the ideal combination of comfortable living spaces and an enchanting outdoor area. Don't miss out on this opportunity to make this remarkable barn conversion your own and enjoy a lifestyle that seamlessly blends countryside charm with modern convenience.

Garden

To the rear of the property there is a pretty enclosed block paved garden with raised stone flower beds and panelled fencing. There is also the benefit of an outside timber shed.

ALLOCATED PARKING

2 Parking Spaces

To the front of the property there are 2 allocated parking spaces.



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The property is located in the sought after village of Marldon. There are many local amenities located close by including a village hall and green, a primary school, local shops and bus services. Paignton town centre is approximately 3.5 miles away and the town of Totnes is approximately 5.5 miles away. We strongly recommend an internal viewing of this property to fully appreciate the accommodation on offer. There is an annual maintenance charge of £120.00 for the parking area. Holiday letting is not permitted.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

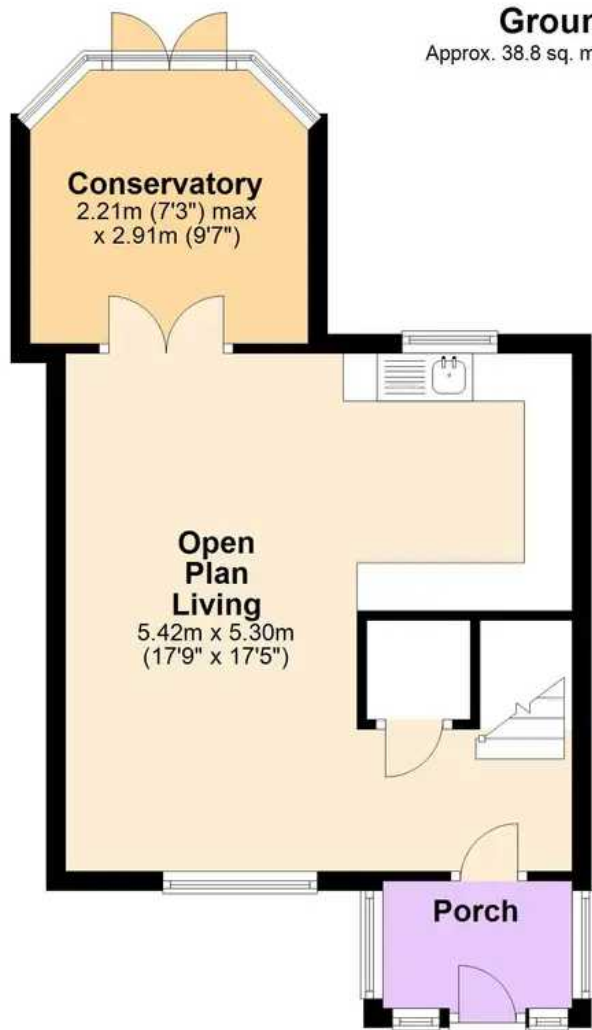
- A 3 storey barn conversion situated in a small select development
- Delightful courtyard setting
- Modern fitted kitchen with wooden worktops and integrated appliances
- Lounge/diner with doors leading to a rear conservatory
- En-suite shower room and family bathroom
- Gas central heating and double glazing
- Open countryside views from the 2 main bedrooms
- Close to local amenities including shops, a primary school, the village green and bus services
- EPC - D. Council tax band C
- Well presented throughout with 3 Bedrooms





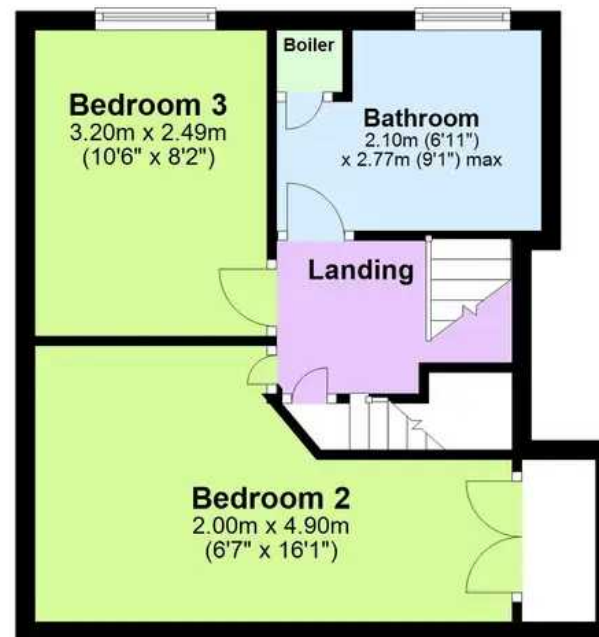
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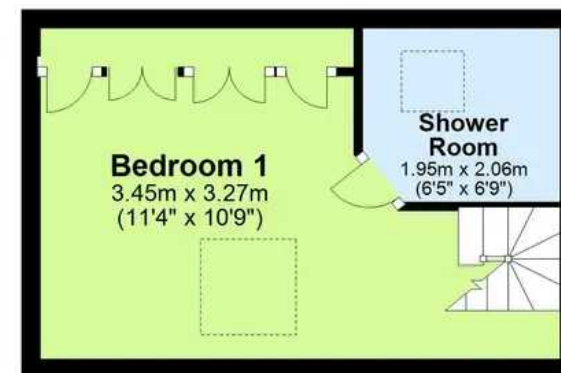


Ground Floor
Approx. 38.8 sq. metres (417.4 sq. feet)

First Floor
Approx. 33.2 sq. metres (357.7 sq. feet)



Second Floor
Approx. 18.7 sq. metres (201.8 sq. feet)



Total area: approx. 90.8 sq. metres (976.9 sq. feet)

Approx.
Plan produced using PlanUp.





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