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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    | 78 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**22 PEMBROKE PARK, MARLDON,  
PAIGTON, TQ3 1NL**

**£1,250 PCM**

A 2 Bed link detached bungalow overlooking a private green and located in the sought after village of Marldon which offers a range of facilities including Shop, Church,Village Inn and Primary School. Lounge, Kitchen, Dressing room and Utitily Room GCH & DG. Good sized Gardens, Parking and small Garage.





2 2 P E M B R O K E P A R K

LINK DETACHED BUNGALOW | 2 BEDS  
+ DRESSING ROOM | LOUNGE WITH  
DARTMOOR VIEWS | KITCHEN &  
UTILITY ROOM | SHOWER WET ROOM |  
GAS CENTRAL HEATING |  
DOUBLEGLAZING | GOOD SIZED  
GARDENS | DRIVE & SMALL GARAGE |



ACCOMMODATION

UPVC double glazed fornt door leads into :-

ENTRANCE PORCH

7' 3" x 3' 2" (2.21m x 0.97m) UPVC double glazed windows with attractive views over the Green, Village, surrounding countryside and towards Dartmoor. Obscure glazed inner door to :-

HALLWAY

L-Shaped. Coved ceiling. UPVC obscure double glazed window. Cupboard housing combi boiler. Room stat/programmer. Doors to :-

LOUNGE

15' 4" x 12' 0" (4.68m x 3.66m) UPVC double glazed picture window enjoying spectacular views over the green opposite and across the Village of Marldon to the church and surrounding countryside towards Dartmoor. Radiator. T.V. point.

BEDROOM

11' 10" x 9' 11" (3.63m x 3.03m) UPVC double glazed window to the side of the property. Radiator.

BEDROOM

12' 6" x 11' 10" (3.82m x 3.62m) Coved ceiling. UPVC double glazed window overlooking the rear gardens Radiator. Connecting door through to :-

SHOWER/WET ROOM

7' 3" max x 5' 10" (2.21m x 1.78m) L shaped. Obscure double glazed wIndow to the side of the property. Walk-in shower area with fitted electric shower and seat. Sink set within useful vnaity unit. Low level WC. Extractor fan. Radiator . Wall mirror. Towel rail. Tiled walls.

SEPARATE CLOA KROOM

7' 2" x 2' 10" (2.20m x 0.88m) Obscure UPVC double glazed window to the side of the property. Low level WC. Access to loft space.

KITCHEN

10' 7" x 9' 6" (3.25m x 2.90m) UPVC double glazed window overlooking the rear gardens. Extensive range of modern wall and floor mounted units with rolled edge work surfaces and an inset stainless steel sink unit with mixer tap over. Inset hob and oven with hood over. Space for washing machine. Raditor. Door through to :-

UTILITY ROOM

7' 11" x 5' 10" (2.43m x 1.78m) UPVC double glazed door and window looking out over and leading to giving access to the rear gardens. UPVC door giving access to the front of the property.

DRESSING ROOM/STUDY

UPVC double glazed window overlooking the rear gardens. Radiator. UPVC door to the courtyard area.

OUTSIDE

To the front the garden is laid to a gravelled area with gated access around the side of the property to a small enclosed area with further gate giving access to pathway leading along the rear of the property. Rear To the rear of the property there is an enclosed garden with pathway and steps leading up to the main garden area which is arranged to lawn with central crazy paved path and enclosed by mature hedging to both sides and also the rear with additional fencing.

GA R A G E

Up and over door. Light and power.

AGENTS NOTES

Council Tax Band D. All mains services are connected. Driveway parking. Tenants must have good references and show and income of circa £38,000 per annum. The first months rent plus a deposit of £1442.30 will be required to take up this tenancy.

2 2 P E M B R O K E P A R K

