

# 1 LOWER TOR COTTAGES MARLDON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# I LOWER TOR COTTAGES

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Offered to the market with no onward chain, 1 Lower Tor Cottages is a charming semi-detached cottage located in the delightful village of Marldon enjoying rural views towards the village church, farmland and countryside beyond.

The accommodation comprises entrance hall with access through to the kitchen, sitting room and a study which could also be used as a third bedroom if required. On the first floor are two double bedrooms, bathroom and separate WC.

Externally the property benefits from a parking space from which steps lead up to an enclosed garden which is laid to lawn with flower border and small sitting area.

The welcoming village of Marldon offers a comprehensive range of village amenities, which include, shops, public houses and a primary school. The Torbay ring road is within approximately ½ a mile, which gives ease of access to Newton Abbot and the A380 dual carriageway which links with the M5 near Exeter. The Medieval town of Totnes is some 5 miles away, with its extensive shopping and schooling facilities together with the mainline railway station giving direct connections to London Paddington with easy connection to St Pancras for Eurostar.





# PROPERTY DETAILS

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## Property Address

1 Lower Tor Cottages, Church Hill, Marldon, Paignton, TQ3 1SF

## Mileages

Totnes 5 miles Torquay 3 miles Exeter 20 miles (approximately)

## Services

Mains electric, water and drainage. Gas central heating.

## EPC Rating

Current: 46, Potential: 90

## Council Tax Band

B

## Tenure

Freehold

## Authority

Torbay District Council

## Key Features

- NO CHAIN
- 2/3 bedrooms
- Garden and parking
- Village location
- Rural views
- Ideal first time buy or buy to let

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.

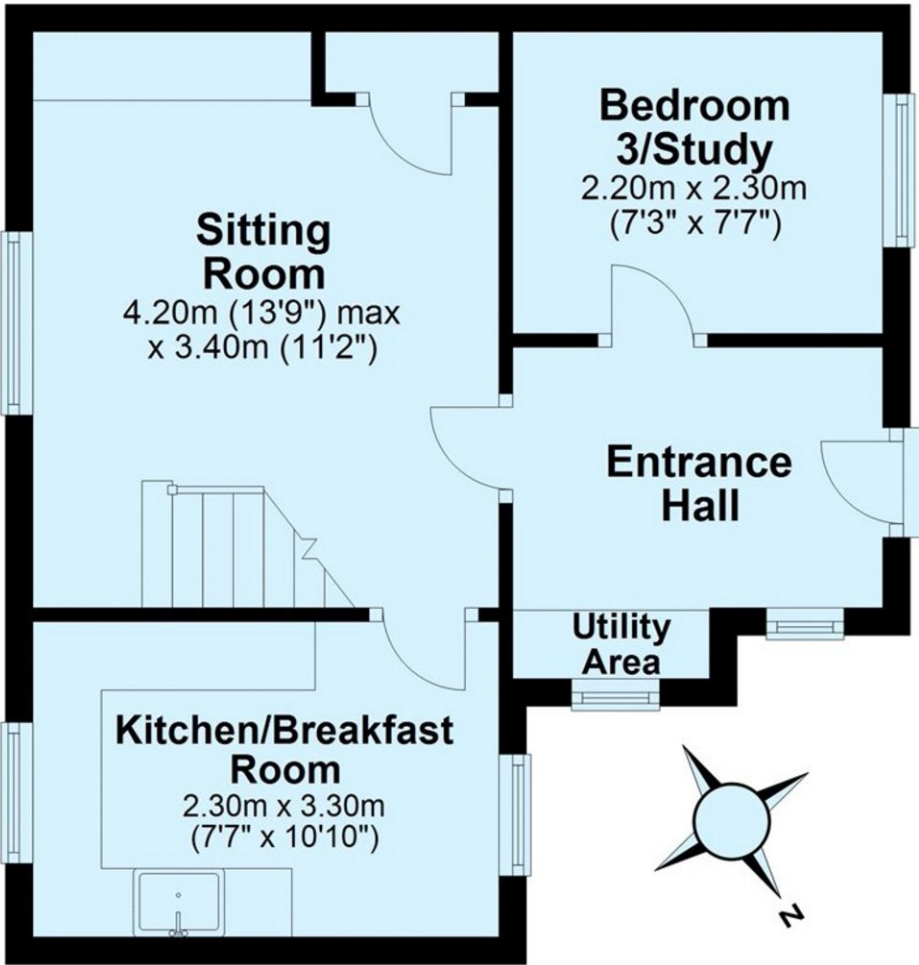


# FLOORPLAN

## 1 Lower Tor Cottages, Marlton

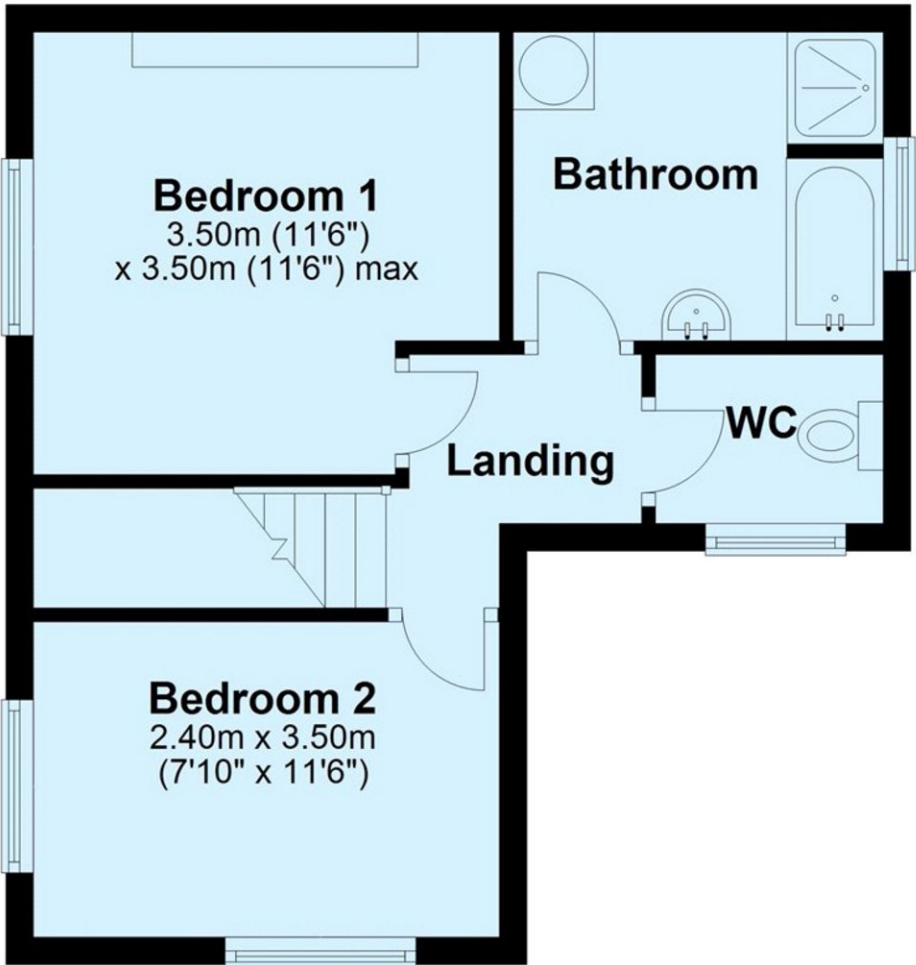
### Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



### First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.