



Compton, Marldon, Paignton

3x  1x 

ENERGY RATING
G11

- Video Walk-through Available
- Maisonette
- Beautifully Presented
- Large Entrance Hall
- Sitting Room
- 3 Bedrooms
- Loft Room
- Bathroom
- Garage Parking
- Countryside Location

OIEO:
£270,000
LEASEHOLD

Flat 2, Compton House, Marldon, Paignton, TQ3 1TA



Flat 2, Compton House, Marldon, Paignton, TQ3 1TA

Located in a desirable countryside setting, this beautifully presented Grade II Listed maisonette offers spacious and versatile living arrangements. Compton is famous for its ancient castle and is conveniently located for Torbay, Newton Abbot and Totnes with access to the A380 South Devon Highway within a mile. The nearby village of Marldon offers a primary school, a few shops and the well-regarded Church House Inn and restaurant.

The Accommodation:

The internal accommodation features a welcoming and spacious entrance hall that sets the tone for the entire home. With engineered oak flooring throughout, the sitting room provides a comfortable space befitting from stunning views over National Trust land to the front aspect and dual fuel burner, the well-appointed kitchen offers matching wall, base and drawer units, display shelving, square edged over and window to the front aspect. The property offers three bedrooms (Bedroom two currently being used as dining room) and a useful loft room. The bathroom is tastefully fitted to complement the property's character. To fully appreciate this property, an internal viewing is highly recommended.

Parking:

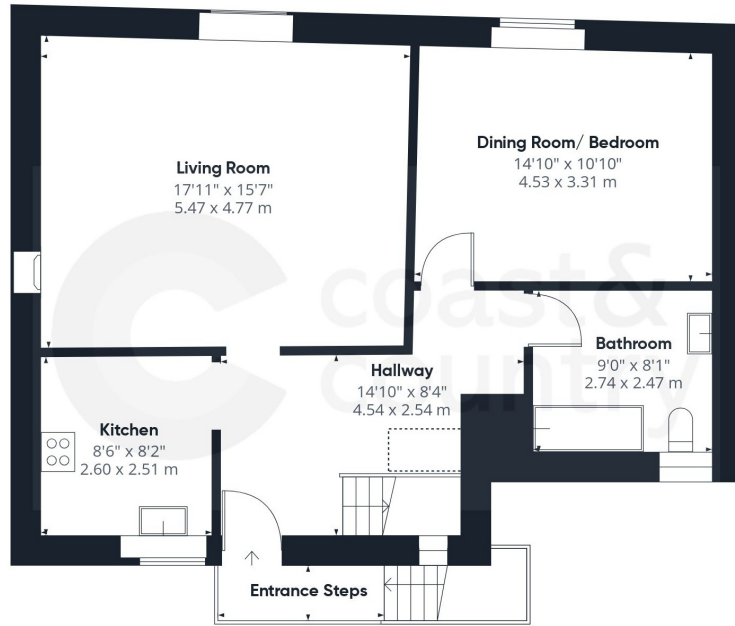
The property boasts an oversized garage, ideal for vehicle or storage.

Directions:

From Newton Abbot take the A381 Totnes Road. Follow the road to Ipplepen and turn left by the Texaco garage signposted for Compton. Follow the lane for approximately 3 miles, passing Compton Castle on the right hand side. Continue on this road and the property can be found on the left hand side.



Flat 2, Compton House, Marldon, Paignton, TQ3 1TA



Ground Floor Building 1

Approximate total area⁽¹⁾

1475 ft²
137.1 m²

Balconies and terraces

30 ft²
2.8 m²

Reduced headroom

140 ft²
13 m²

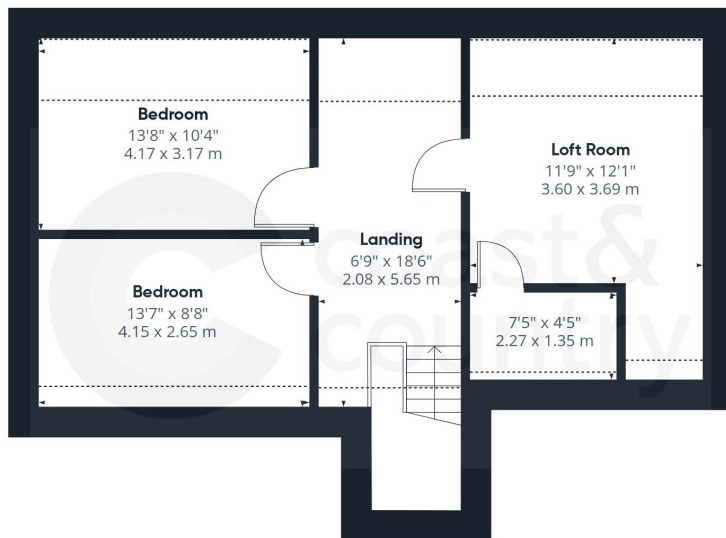
(1) Excluding balconies and terraces

Reduced headroom

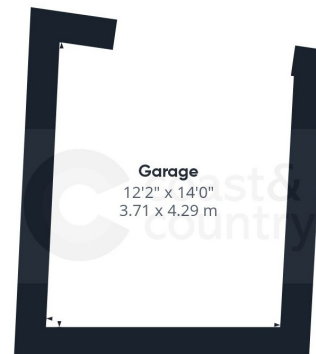
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1



Ground Floor Building 2

Agents Notes:

Grade II listed property

Council Tax: Currently Band B

Tenure: Leasehold

Lease: 999 years from 5th November 2008.

Ground rent – Peppercorn.

Pets that don't cause nuisance permitted.

Mains water. Mains drainage. Mains electricity.

Maintenance and other charges:

1/2 of cost of insurance.

1/3 share of cost of repairs to foundations and areas below property.

2/3 share of repairs to roof.

Responsibility to total cover cost of repairs to other parts of the property.

May be sub-let subject to compliance with lease and fee.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.